



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET, ROOM 437
POST OFFICE BOX 514917
LOS ANGELES, CALIFORNIA 90051-4917



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

TELEPHONE
(213) 974-2101

TELECOPIER
(213) 626-1812

October 29, 2002

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
AGREEMENT NUMBERS 2131R & 2194
(SUPERVISORIAL DISTRICT 5)
(3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by a public agency pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE OF RECOMMENDED ACTION

The properties described in the agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to each agreement indicates the legal description and selling price of the parcels.

Upon approval, the enclosed agreements and copies are to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

BOND C. SUPERVISORS
COUNTY OF LOS ANGELES

2002 OCT 16 AM 8:26

FILED

Implementation of Strategic Plan Goals

Approval of these agreements are also in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered and limited use parcels are identified for appropriate public purposes.

JUSTIFICATION

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The properties described in this letter will be acquired by a public agency to be utilized for redevelopment in the Fox Field Industrial Corridor, blight removal, drainage channel expansion, park site acquisition and right-of way purposes.

FISCAL IMPACT / FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all back property taxes, penalties and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax rolls.

Funds are budgeted in services and supplies for the Tax Collector's Office for publication costs. Publishing in accordance with Section 3798 of the Revenue and Taxation Code is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/ LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

A summary of the public agency's purchase is attached. This attachment indicates the affected Supervisorial District and the use for which the properties are being acquired. Moreover, we have attached copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

The Honorable Board of Supervisors
October 29, 2002
Page 3

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

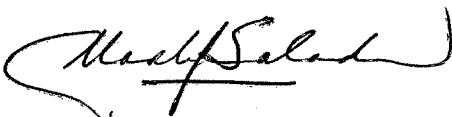
Not applicable.

CONCLUSION

Approve and sign the attached agreement forms for the proposed "Tax Defaulted Subject to Power to Sell" properties which will be purchased through the Chapter 8 agreements.

Approve the publication of the proposed "Tax Defaulted Subject to Power to Sell" properties which will be purchased through the Chapter 8 agreements.

Respectfully submitted,



MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:SP:SR
Bdltr.agreement.10/29/2002

Attachments

c: Assessor
Chief Administrative Officer
County Counsel
Auditor-Controller
Internal Services Department

COUNTY OF LOS ANGELES
OFFICE OF THE TREASURER AND TAX COLLECTOR
HALL OF ADMINISTRATION
225 NORTH HILL STREET
LOS ANGELES, CALIFORNIA 90012

HAROLD J. OSTLY
 TAX COLLECTOR

November 17, 1970

W. T.
 CHIEF

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

173

NOV 24 1970

J. J. Montell

LEWIS J. MONTEN
 EXECUTIVE OFFICER

Board of Supervisors
 383 Hall of Administration
 Los Angeles, California 90012

Gentlemen:

TAX AGREEMENT SALES

RECOMMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review and recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

tion of tax deeded lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,


HAROLD J. OSTLY
TREASURER & TAX COLLECTOR

HJO:am

- cc: 1 Clerk of the Board
5 One for each Supervisor
1 Chief Administrative Officer
1 County Counsel
6 Communications

SUMMARY OF PUBLIC AGENCY'S PURCHASE**FIFTH SUPERVISORIAL DISTRICT****AGREEMENT NUMBER 2131R****AGENCY**

Lancaster Redevelopment Agency
Public Agency (2 copies)

Selling price of these parcels
shall be \$383,901.00

Public Agency
intends to utilize these
properties for blight
elimination through
redevelopment,
right-of-way & park
site acquisition.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5 TH	CITY OF LANCASTER	3105-001-033	\$2,897.00
5 TH	CITY OF LANCASTER	3107-025-061	\$2,456.00
5 TH	CITY OF LANCASTER	3109-002-075	\$6,060.00
5 TH	CITY OF LANCASTER	3109-002-084	\$4,481.00
5 TH	CITY OF LANCASTER	3118-011-040	\$7,000.00
5 TH	CITY OF LANCASTER	3123-013-036	\$3,205.00
5 TH	CITY OF LANCASTER	3133-028-014	\$3,849.00
5 TH	CITY OF LANCASTER	3133-028-015	\$3,896.00
5 TH	CITY OF LANCASTER	3134-003-006	\$1,395.00
5 TH	CITY OF LANCASTER	3138-020-013	\$2,029.00
5 TH	CITY OF LANCASTER	3138-020-014	\$2,029.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2131R

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5 TH	CITY OF LANCASTER	3138-028-018	\$ 3,237.00
5 TH	CITY OF LANCASTER	3153-011-008	\$ 3,040.00
5 TH	CITY OF LANCASTER	3170-005-001	\$323,560.00
5 TH	CITY OF LANCASTER	3176-019-002	\$ 14,767.00

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2194

AGENCY

Lancaster Redevelopment Agency
Public Agency (2 copies)

Selling price of these parcels
shall be \$149,281.00

Public Agency
intends to utilize
these properties for
redevelopment in the
Fox Field Industrial
Corridor, blight removal,
drainage channel
expansion and
right-of-way purposes.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER(S)</u>	<u>MINIMUM BID</u>
5 TH	CITY OF LANCASTER	3105-021-004	\$ 7,504.00
5 TH	CITY OF LANCASTER	3107-026-046	\$ 3,266.00
5 TH	CITY OF LANCASTER	3118-012-028	\$60,207.00
5 TH	CITY OF LANCASTER	3132-009-014	\$57,016.00
5 TH	CITY OF LANCASTER	3138-032-017	\$ 1,683.00
5 TH	CITY OF LANCASTER	3176-021-046	\$19,605.00

AGREEMENT NUMBER 2131R
LANCASTER REDEVELOPMENT AGENCY
FIFTH SUPERVISORIAL DISTRICT

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.cityoflanasterca.org



January 9, 2002

County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
ATTN: Ms. Sharon Perkins
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Frank C. Roberts
Chairman

Rev. Henry W. Hearn
Vice Chairman

Michelle Idleman
Director

Jim Jeffra
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

RE: 2002A PUBLIC TAX AUCTION

Dear Ms. Perkins:

We are in receipt of your letter, dated June 1 2001 regarding properties within the County which have been deemed Subject to power to sell and which will be offered for sale at auction on August 6 and 7, 2001.

We have determined that some of the parcels on the list enclosed with your letter will be needed for public purposes within the City of Lancaster (the 'City'). Specifically, the parcels identified on the attached spreadsheet are located in various Redevelopment project areas and thus will be needed for Redevelopment. Several Parcels will also be needed for the acquisition of right of way. This letter, therefore, constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation code

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested and the purposes thereof. We look forward to receiving the counties form of agreement for the properties

Please do not to hesitate to contact me at (661) 723-6128, or the staff member assigned to this project, Vern Lawson (661)723-6108 if you have any questions or need additional information.

Sincerely,

Stafford Parker
Redevelopment Director

received
1-30-02

S. Hearn

**SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2131**

Legal Description	Location	First Year Delinquency	Default Number	Purchase Price	Redevelopment Project Area	Public Purpose
*NW ¼ of SW ¼ of NE ¼ of SE ¼ of Sec 36 T 8N R 13W	City of Lancaster	1993	3105-001-033	\$2,897.00	Fox Field	Redevelopment
That Part of Lot 1 in N ½ of SE ¼ of NE ¼ of NE ¼ of SW ¼ of Sec 6 T 7N R 12W	City of Lancaster	1993	3107-025-061	\$2,456.00	Project Area 6	Redevelopment
That Part (ex of Sts) of Lot 1 in E ½ of SE ¼ of SE ¼ of SW ¼ of Sec 31 T 7N R 12W	City of Lancaster	1993	3109-002-075	\$6,060.00	Project Area 6	Right of way
09`0That Part N of Avenue M of Lot 2 in W ½ of SE ¼ of SW ¼ of SW ¼ of Sec 31 T 7N R 12W	City of Lancaster	1993	3109-002-084	\$4,481.00	Project Area 6	Right of way
R S 64- 16- 17 Und ½ Int in N 158 Ft of Lot 23	City of Lancaster	1991	3118-011-040	\$7,000.00	Amargosa	Redevelopment
TR=22804* E 31.75 ft of Lot 42	City of Lancaster	1993	3123-013-036	\$3,205.00	Residential Project Area	Redevelopment
TR=49207 Lot 2	City of Lancaster	1993	3133-028-014	\$3,849.00	Central Business District	Redevelopment
TR=49207 Lot 3	City of Lancaster	1993	3133-028-015	\$3,896.00	Central Business District	Redevelopment
Lancaster N 25 Ft of S 461 ft of E 150 ft of Lot Blk 25	City of Lancaster	1993	3134-003-006	\$1,395.00	Project No. 5	Redevelopment
Herald First Sub Ex of St Lots 45 and 46 and ex of Sts Lots 47 and Lot 48 Blk 1	City of Lancaster	1989	3138-002-033	\$25,368.00	Central Business District	Redevelopment
Herald Second Sub Lot 13 Blk 9	City of Lancaster	1990	3138-020-013	\$2,029.00	Central Business District	Redevelopment
Herald Second Sub Lot 14 Blk 9	City of Lancaster	1990	3138-020-014	\$2,029.00	Central Business District	Redevelopment
Herald Second Sub Lot 56 Blk 13	City of Lancaster	1993	3138-028-018	\$3,237.00	Central Business District	Redevelopment
That Part of Lot 1 in SW ¼ of NE ¼ of SE ¼ of SW ¼ of Sec 18 T 7N R 12W	City of Lancaster	1993	3153-011-008	\$3,040.00	Project Area No. 6	Redevelopment
75.79 more or less acs being ex of sts S ½ of SE ¼ of Sec 25 T 7N R 12W	City of Lancaster	1993	3170-005-001	\$323,560.00	Project Area No. 6	Redevelopment
Record of Survey as per Bk 69 pg 50 of R S Lot 2	City of Lancaster	1993	3176-019-002	\$14,767.00	Project Area No. 6	Redevelopment

City of Lancaster

44933 North Fern Avenue
Lancaster, California 93534-2461
661-723-6000



June 20, 2001

Certified Mail No. Z 160-341-054
Return Receipt Requested

County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Attention: Ms. Sharon Perkins
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, California 90051-0102

Re: 2001A Public Tax Auction

Dear Ms. Perkins:

We are in receipt of your letter, dated June 1, 2001, regarding properties within the County which have been deemed Subject to Power to Sell and which will be offered for sale at auction on August 6 and 7, 2001.

We have determined that some of the parcels on the list enclosed with your letter may be needed for public purposes within the City of Lancaster (the "City"). Specifically, the parcels we have identified on the attached page are located within various redevelopment project areas located within the City and, thus, may be needed for redevelopment purposes. This letter, therefore, constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested and the purposes for acquisition thereof. We look forward to receiving the County's form of agreement for purchase of such properties.

Please don't hesitate to contact me at (661) 723-6128, or the staff member assigned to this project, Vern Lawson (661) 723-6108, if you have any questions or need additional information.

Sincerely,

STAFFORD W. PARKER
Redevelopment Director

SWP:dle
Enclosure

Frank C. Roberts
Mayor

Rev. Henry W. Hearn
Vice Mayor

Michelle Idleman
Council Member

Jim Jeffra
Council Member

Andrew D. Visokey
Council Member

James C. Gilley
City Manager

Tax Defaulted Parcels

June 2001

No.	Assessor's Parcel Number	Price	Cross Street	Size
1	3105-001-033	\$2,897	40th Street West & Avenue F-8	2.50 acres
2	3107-025-061	\$2,456	40th Street West & Avenue G-8	1.25 acres
3	3109-002-075	\$6,060	35th Street West and Avenue M	4.06 acres
4	3109-002-084	\$4,481	40th Street West & Avenue M	1.55 acres
5	3118-011-040	\$7,000	G-8 and Sierra Highway	.90 acres
6	3123-013-036	\$3,205	Avenue J-3 and 15th Street West	8,000 sq. ft.
7	3133-028-014	\$3,849	Elm and Jackman	8,700 sq. ft.
8	3133-028-015	\$3,896	Elm and Jackman	8,700 sq. ft.
9	3134-003-006	\$1,395	Beech and Ives Brook	3,750 sq. ft.
10	3138-002-033	\$25,368	Avenue J and Trevor (Herald subdivision)	2,500 sq. ft.
11	3138-020-013	\$2,029	Ovington and Trevor (Herald subdivision)	2,500 sq. ft.
12	3138-020-014	\$2,029	Ovington and Trevor (Herald subdivision)	2,500 sq. ft.
13	3138-028-018	\$3,237	Norberry & Trevor (Herald subdivision)	2,500 sq. ft.
14	3153-011-008	\$3,040	Avenue J and 35th Street West	2.50 acres
15	3170-005-001	\$323,560	20th Street East and Avenue L	75.79 acres
16	3176-019-002	\$14,767	Avenue H-8 and 12th Street East	2.02 acres
		\$409,269.00		



COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

I Public Agency – Objection Application Checklist

One copy of each of the following documents are required:

- ☒ Objection letter of statement with indication of the date it was submitted to the tax collector's office
- ☒ Statement of public purpose and/or intended use for each parcel
- ☒ Resolution/Official Minutes
- ☒ Agency mission statement. If redevelopment agency, description/map of survey area
- ☒ Signed Purchase Application Form

II Public Agency – Non - Objection Application Checklist

One copy of each of the following documents are required

- ☐ Copy of the public agency's written request to purchase
- ☐ Resolution and/or Minutes
- ☐ Agency mission statement. If redevelopment agency, description/map of survey area
- ☐ Signed Purchase Application Form



**COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR**

KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

Application to Purchase Tax Defaulted Subject to Power to Sell Property

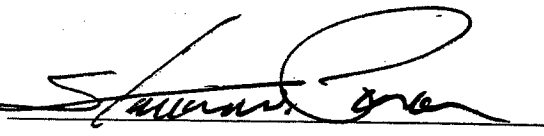
Name of Organization: LANCASTER REDEVELOPMENT AGENCY
(name of the city, county, district, redevelopment agency or state)

Application to x Objection to a Current Pending Chapter 7 Sale
Purchase:
(check one) Application-No Pending Chapter 7 Sale

Public Purpose Blight elimination through Redevelopment
for Acquiring Right-of-way acquisition
the Property Park site acquisition

List the Propertie(s) by Assessor's Identification Number:

3105-001-033	3133-028-014	3138-028-018
3107-025-061	3133-028-015	3153-011-008
3109-002-075	3134-003-006	3170-005-001
3109-002-084	3138-002-033	3176-019-002
3123-013-036		

Authorized Signature: 

Title: Redevelopment Director

Date: December 20, 2001

§§3695, 3695.4, 3695.5 3791, 3891.3 and 3791.4

Agreement Number: **2131R**

RESOLUTION NO. 01-221

A RESOLUTION OF THE CITY OF LANCASTER APPROVING
AN AGREEMENT WITH THE COUNTY OF LOS ANGELES
FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES
AND DECLARING THE PUBLIC PURPOSE THEREOF

WHEREAS, the City of Lancaster is a public body corporate and politic organized and existing in accordance with the provisions of the State laws for a general law city, and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY, THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purposes of redevelopment and for acquisition of right-of-way.

PASSED, APPROVED, and ADOPTED this 28th day of August, 2001, by the following vote:

AYES: Council Members Idleman, Jeffra, Visokey, Vice Mayor Hearn, Mayor Roberts

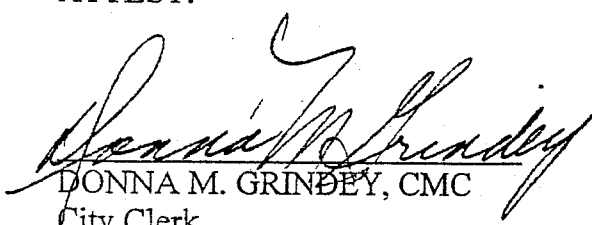
NOES: None


ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:


DONNA M. GRINDEY, CMC
City Clerk
City of Lancaster


FRANK C. ROBERTS, Mayor
City of Lancaster

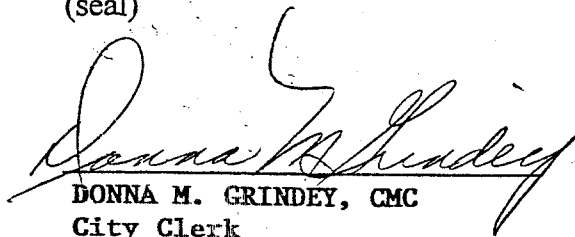
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, Donna M. Grindey, City Clerk City of Lancaster, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 01-221, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this 30th day of August, 2001.

(seal)



DONNA M. GRINDEY, CMC
City Clerk
City of Lancaster

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.lancaster.ca.us



Frank C. Roberts
Chairman

Rev. Henry W. Hearn
Vice Chairman

Michelle Idleman
Director

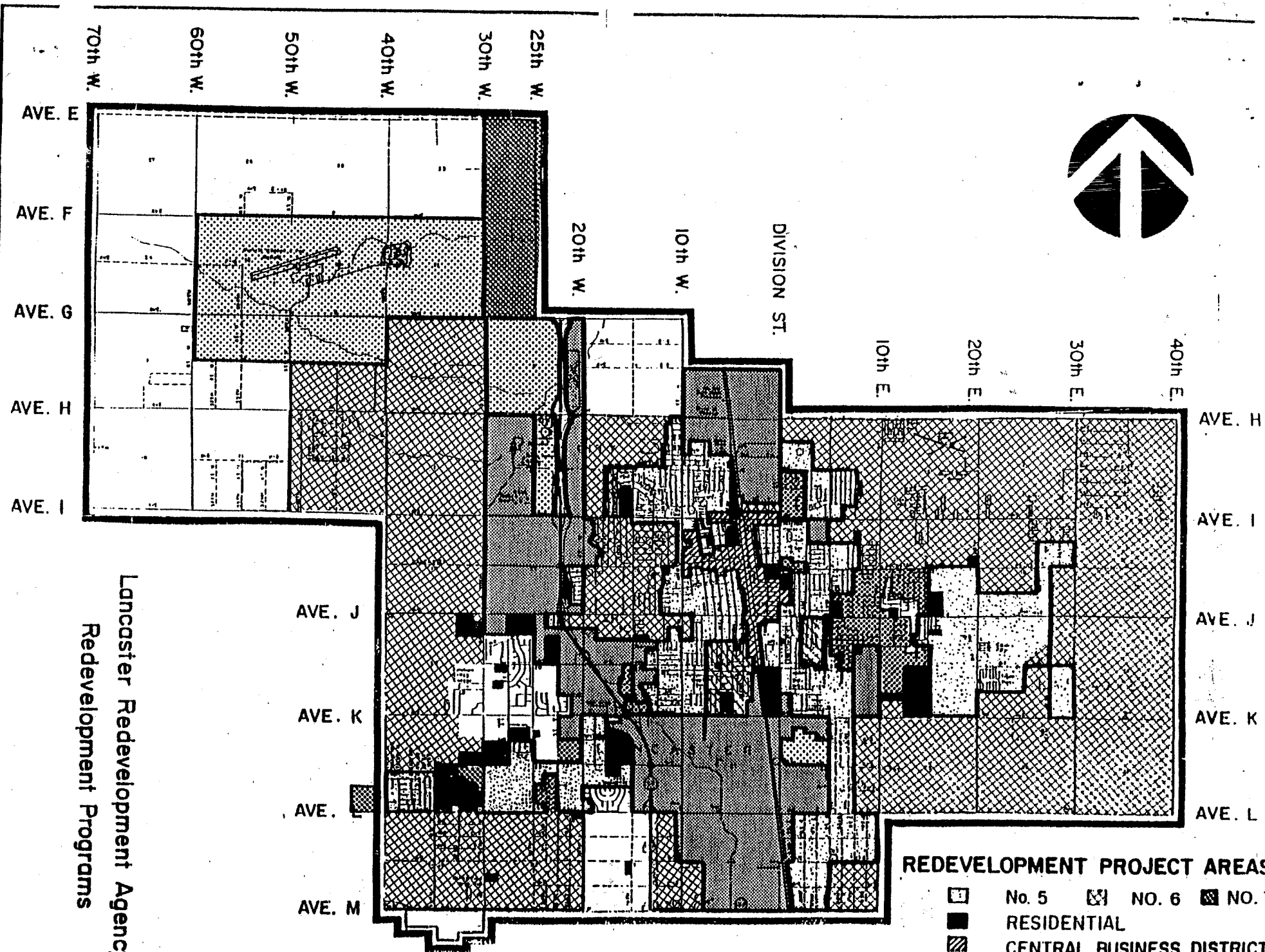
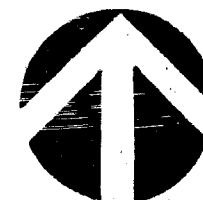
Jim Jeffra
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

Lancaster Redevelopment Agency Mission Statement

To attract new businesses and help existing enterprises as well as enhance the quality of life for Lancaster citizens by the development and retention of jobs, sponsorship of socially responsive programs, and creation of affordable housing in blight-free, safe neighborhoods.



REDEVELOPMENT PROJECT AREAS

	No. 5		NO. 6		NO. 7
	RESIDENTIAL				
	CENTRAL BUSINESS DISTRICT				

Lancaster Redevelopment Agency
Redevelopment Programs

EXHIBIT 1

View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

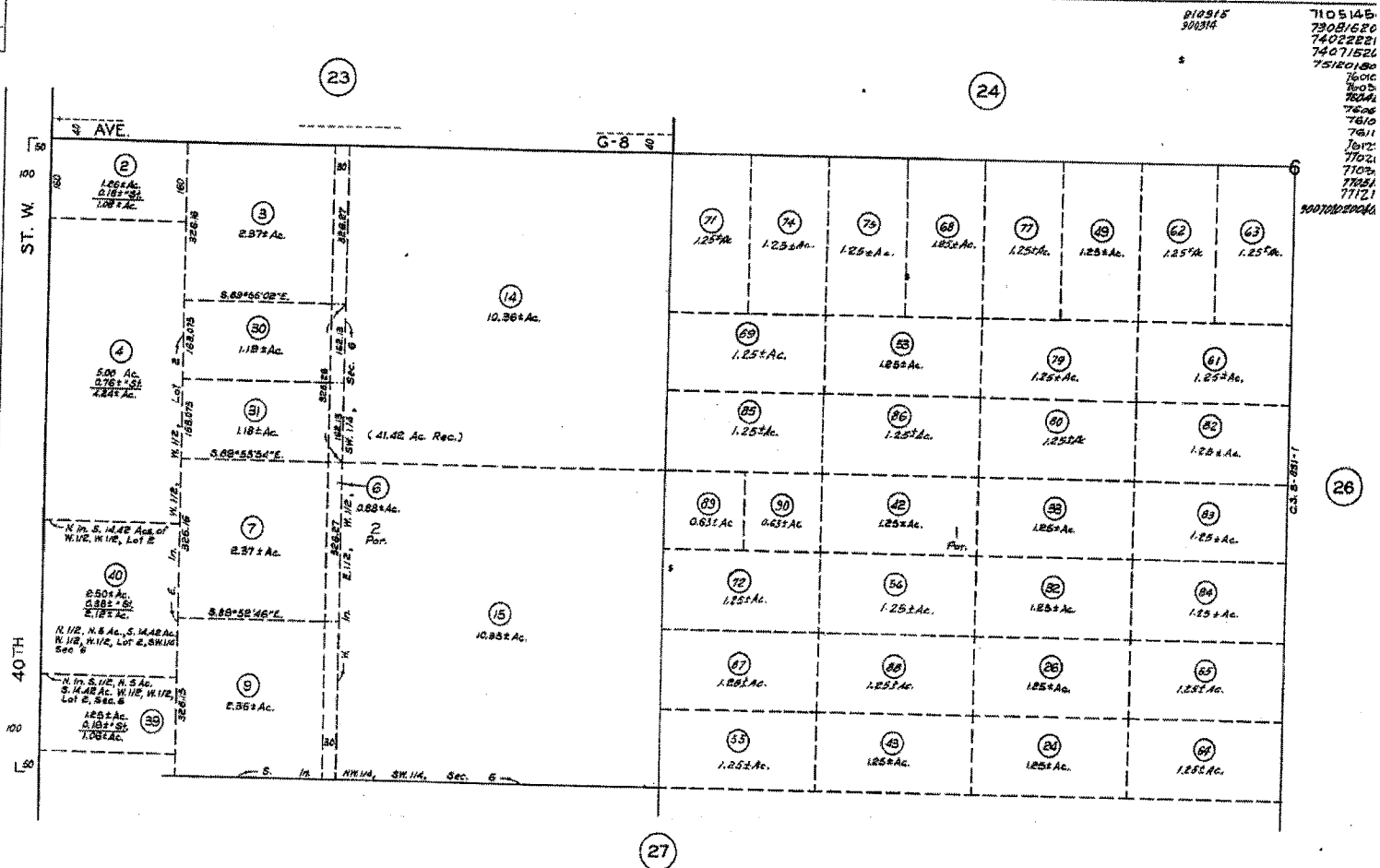
3107 25

SCALE 1" = 200'

1991

BK.
3105CODE
10218FOR PREV. ASSMT SEE:
3107-25

T. 7 N., R. 12 W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

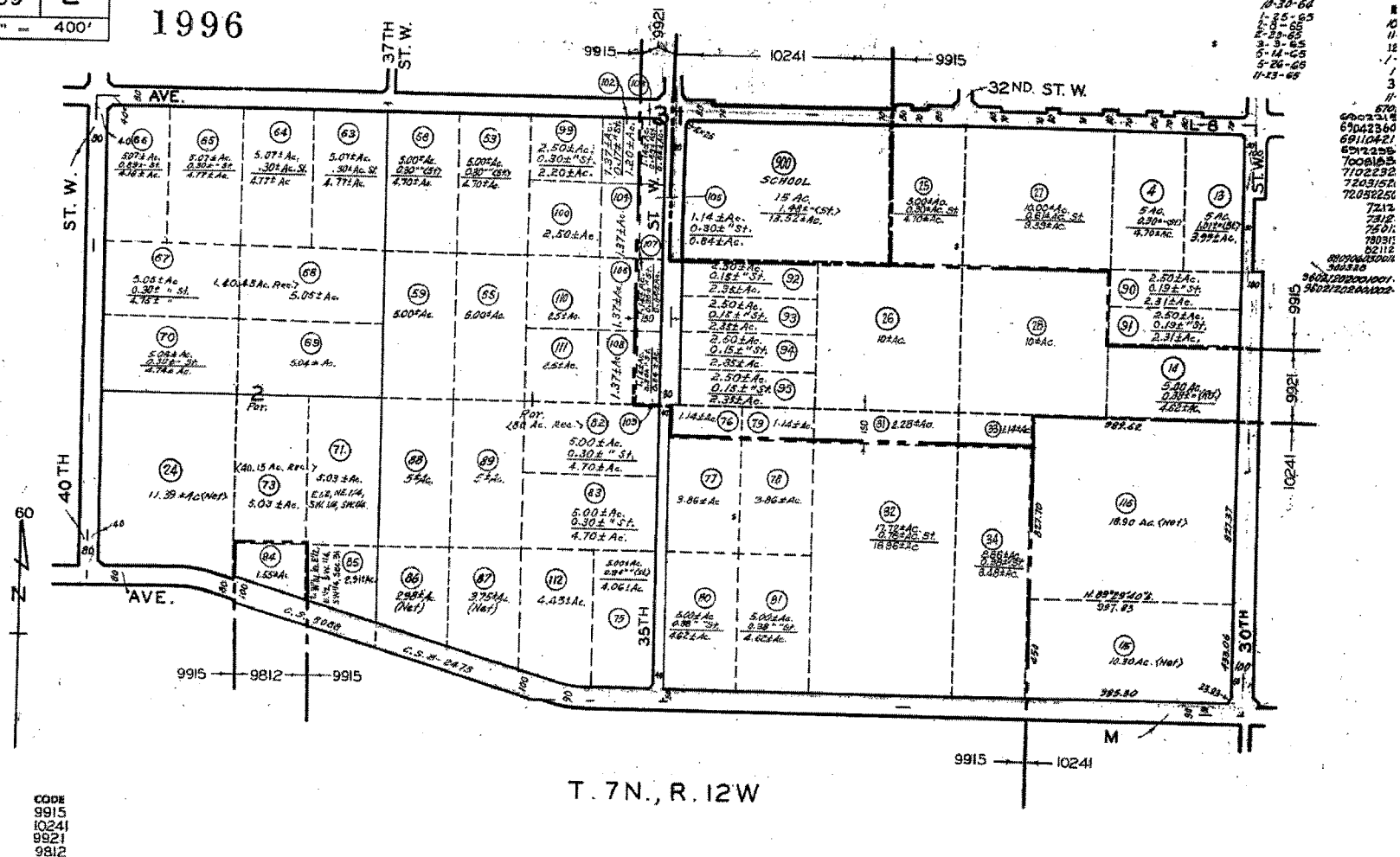
[View Enlarged Map](#)

View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3109	2
SCALE 1" = 400'	

1996



CODE
9915
10241
9921
9812

FOR PREV. ASSM'T. SEE:
.3109 - 2

T. 7 N., R. 12 W

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

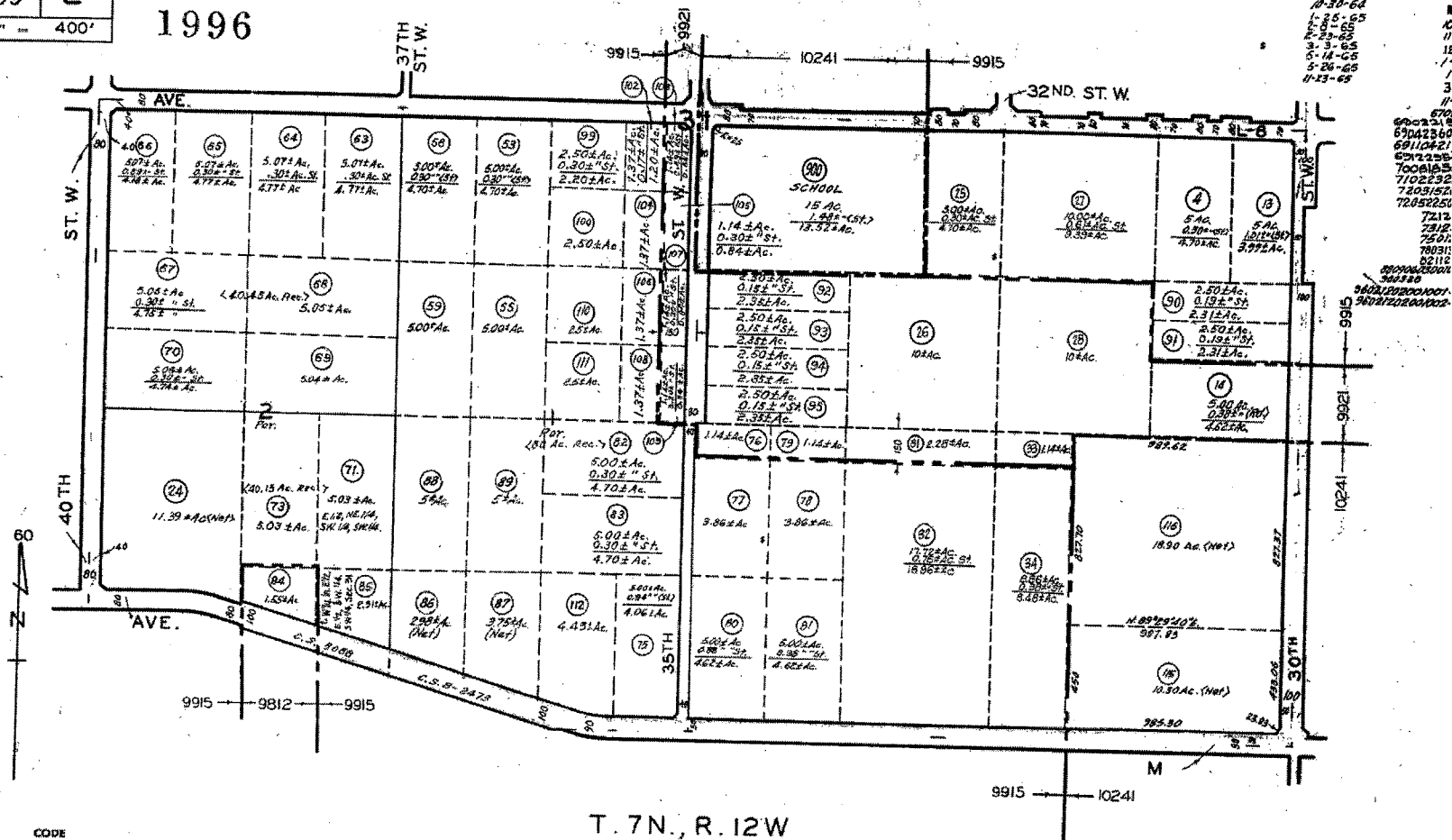
View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3109 2
SCALE 1" = 400'

1996

CODE
9915
10241
9921
9812FOR PREV. ASSM'T. SEE:
3109 - 2ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALI

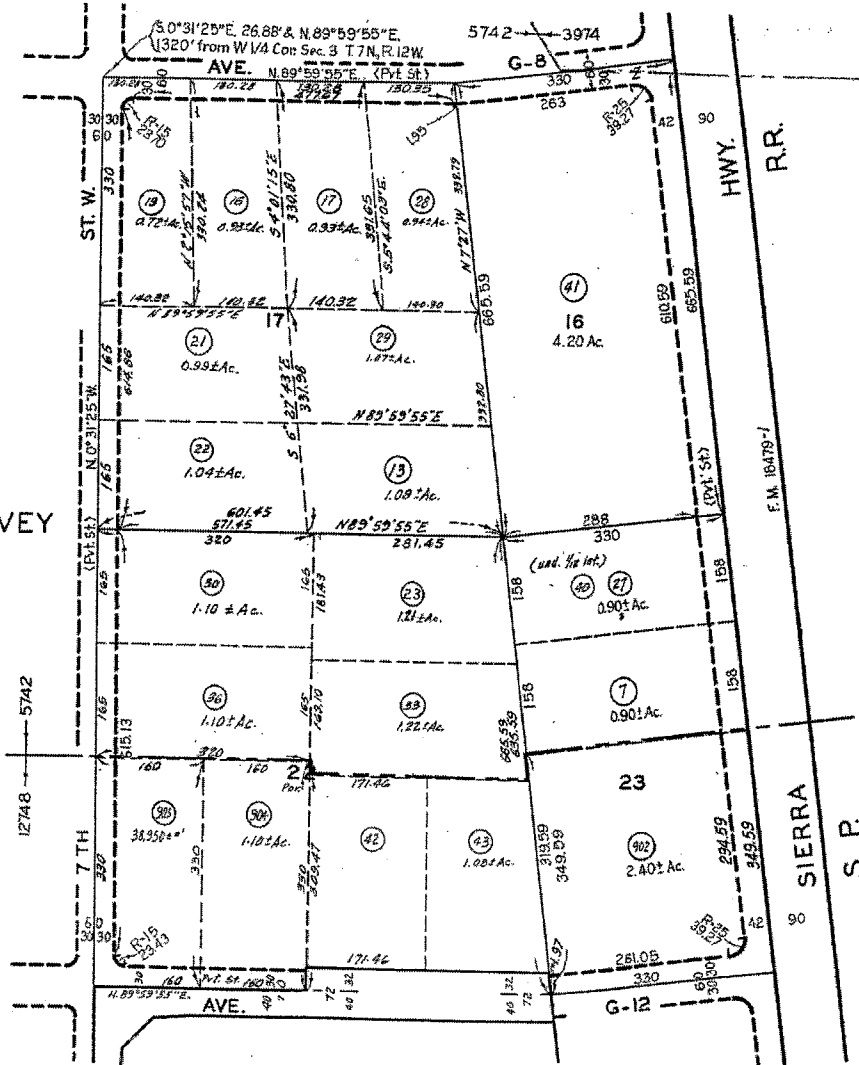
View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3118 11
SCALE 1" = 150'

2001

RECORD OF SURVEY
R. S. 64 - 16 - 17CODE
3974
5742
12748FOR PREV. ASSM'T. SEE:
3118-11

811007308
 810028-04
 9559042004001001-A1
 1953042004001001-A1
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 69022154
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 1003041
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 81022
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 94012104001001-A1
 94031414001001-A1
 94060612000001-A1
 94062704001001-A1
 20000825

All 900 series parcels on this page are assessed
 to Redevelopment Agency of the City of Lancaster;
 County of Los Angeles, unless otherwise noted.

ALL ACREAGES ON
 THIS PAGE ARE NET

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF

Next >>

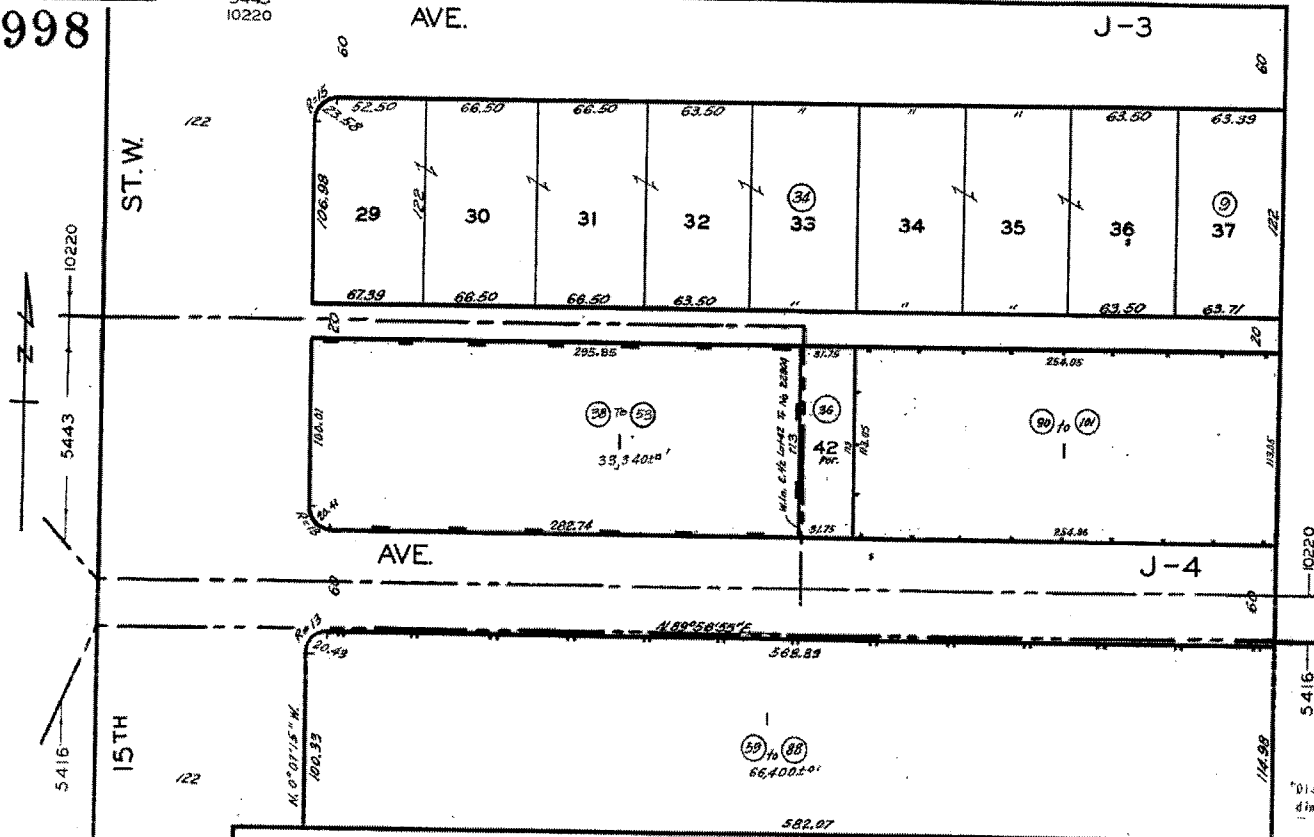
View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3123 13
SHEET 1
SCALE 1" = 60'
1998

TRA
5416
5443
10220



TRACT NO. 22804

M.B. 609-71-73

CONDOMINIUM

CONDOMINIUM

TRACT NO. 33943

M.B. 914-19-20

CONDOMINIUM

TRACT NO. 35776

M.B. 954-96-97

FOR PREV. ASSM'T. SEE:

3123-13

TRACT NO. 40168

M.B. 1000-97-99

The assessment of units in the following Condominium Plans, includes all rights and interests in the common areas as set forth in deeds of record.

Condominium Plan Reference	Tract No.	Units	Common Area	Subdivision	Lot or Acreage
#67154	1-20-81	26/76			Shots. 3 & 4
#325485	3-29-82	40/88			Sheet 2

COUNTY OF LOS ANGELES, CALIF

4-19-65
670/18
680227
REV
7074613
740A1031C
750123
180218
760324
760505
780301
80181846
81030801
820322102
830926
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840315-04
840316
840317
840318
840319
840320

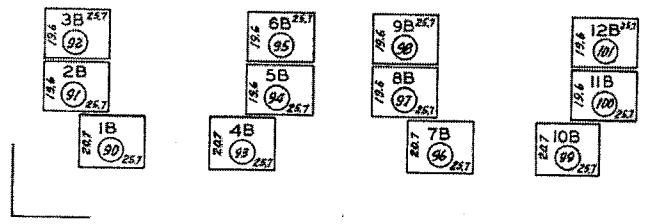
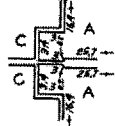
Diagrammatic depicts approximate dimensions.

County of Los Angeles: Rick Auerbach, Assessor

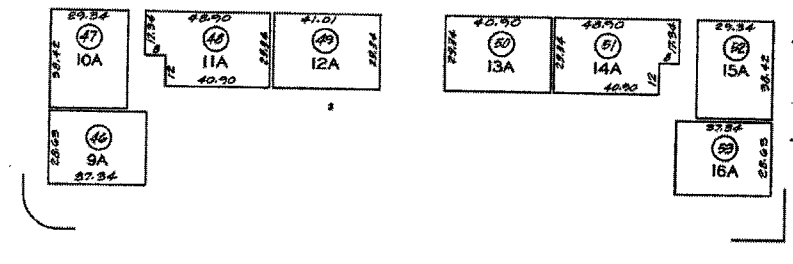
800126504
831227602-84

DETAIL
NO SCALE

3123	SH
SCALE 1" =	

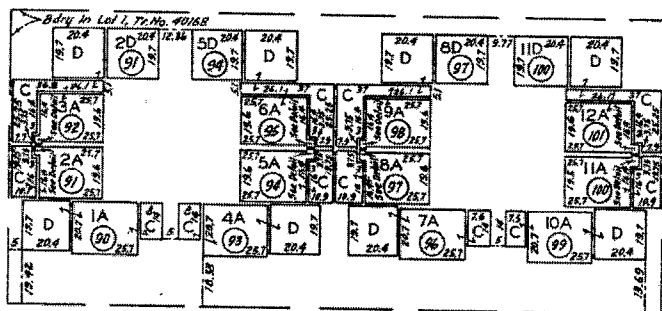


UPPER LEVEL



2ND LEVEL

U. E. = 2376.28
L. E. = 2368.20



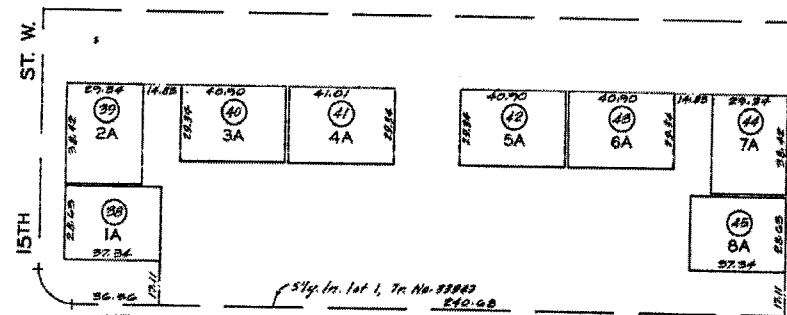
AVE.

LOWER LEVEL

SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO 40168

For common area see sheet 1.

All building ties are to the exterior surface of the respective building.



J-4

1ST LEVEL

U. E. = 2367.32
L. E. = 2358.83

SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO. 33943

For common area see sheet 1.

BENCH MARK: B.M. No. CL 129, R.O.B.M.,
tag 40 Ft. S. B.C.R. at SE. Cor. Ave.
J H 15th St. N. 100 Ft. S. and 30 Ft.
E. of intersection.
Elev. = 2350.119 Lancaster (1975)

ASSASSIN'S HAT
COUNTY OF LOS ANGELES, CALIF.

<< Previous

Next >>

View Enlarged Map

View Printing
Instructions

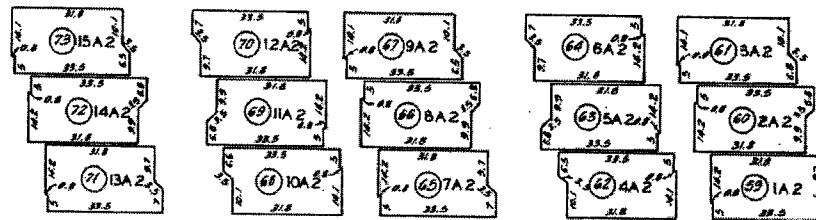
County of Los Angeles: Rick Auerbach, Assessor

8/10/2000

3123

51

SCALE 1" =

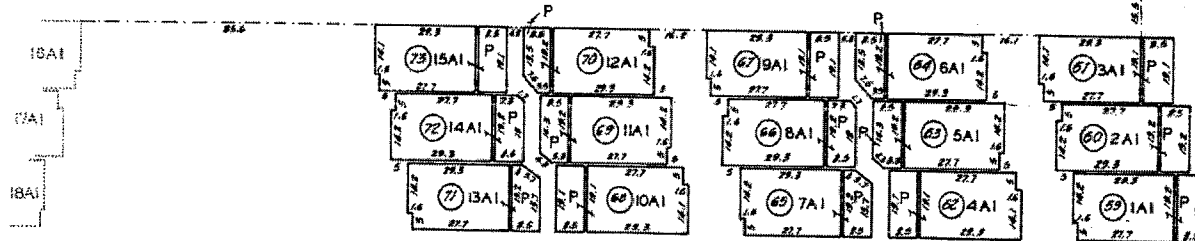


2ND LEVEL

SHT.
4

AVE

J-4



1ST LEVEL

SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO. 35776

For common area and note on dimensions see sheet 1.

ASSessor MAP
COUNTY OF LOS ANGELES, CALIF.

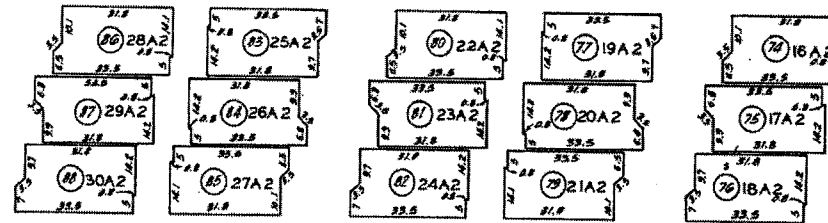
<< Previous

View Enlarged Map

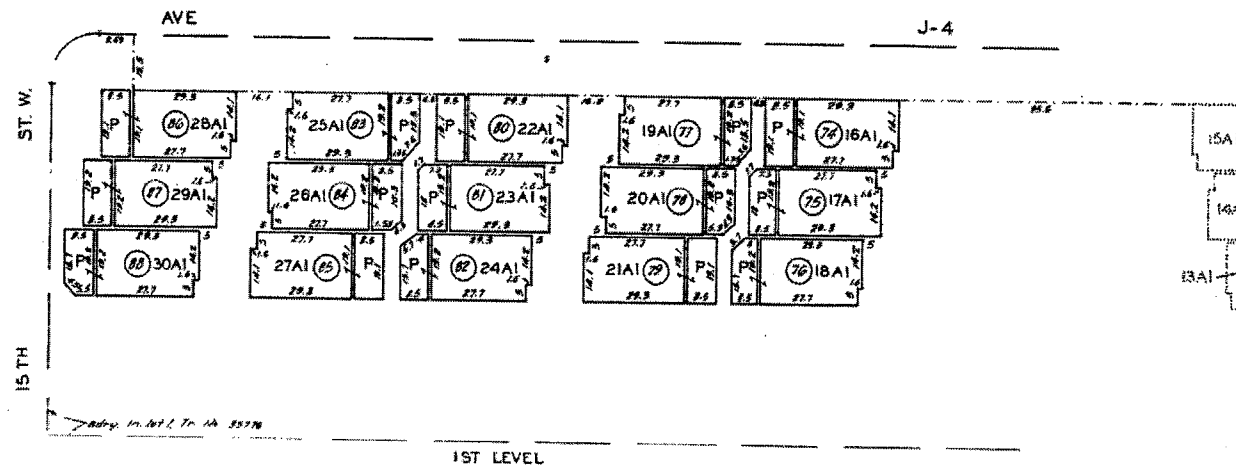
View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

010930801

3123 | 1.
SHI
SCALE 1" = 3'

2ND LEVEL

SMT.
3

1ST LEVEL

SUBDIVISION OF AIRSPACE
CONDOMINIUM TRACT NO. 35/16

For common area and note on dimensions see sheet 1.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

View Printing Instructions

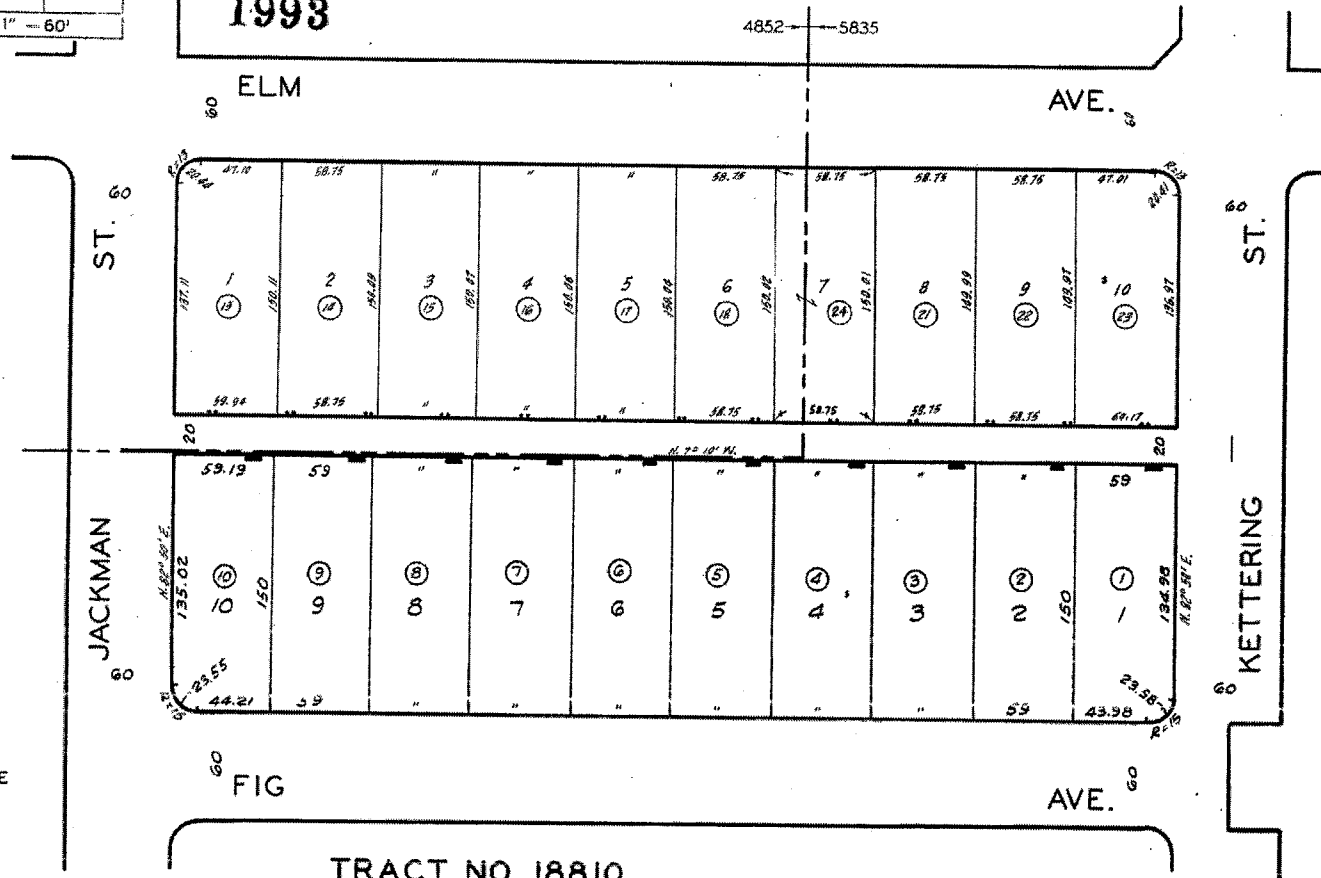
County of Los Angeles: Rick Auerbach, Assessor

3133 | 28
SCALE 1" = 60'

1993

4852 — 5835

3/25/07 10:07:00Z-AI 7/8/03
32/12/00 03:00:01-AI 8/20/01



CODE
5835
4852

TRACT NO. 18810

M. B. 525 - 24 - 25

TRACT NO. 49207

M. B. 1186 - 76 - 77

NO. 15 FOR PREV. ASSMT. SEE 1999 - 28

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALI

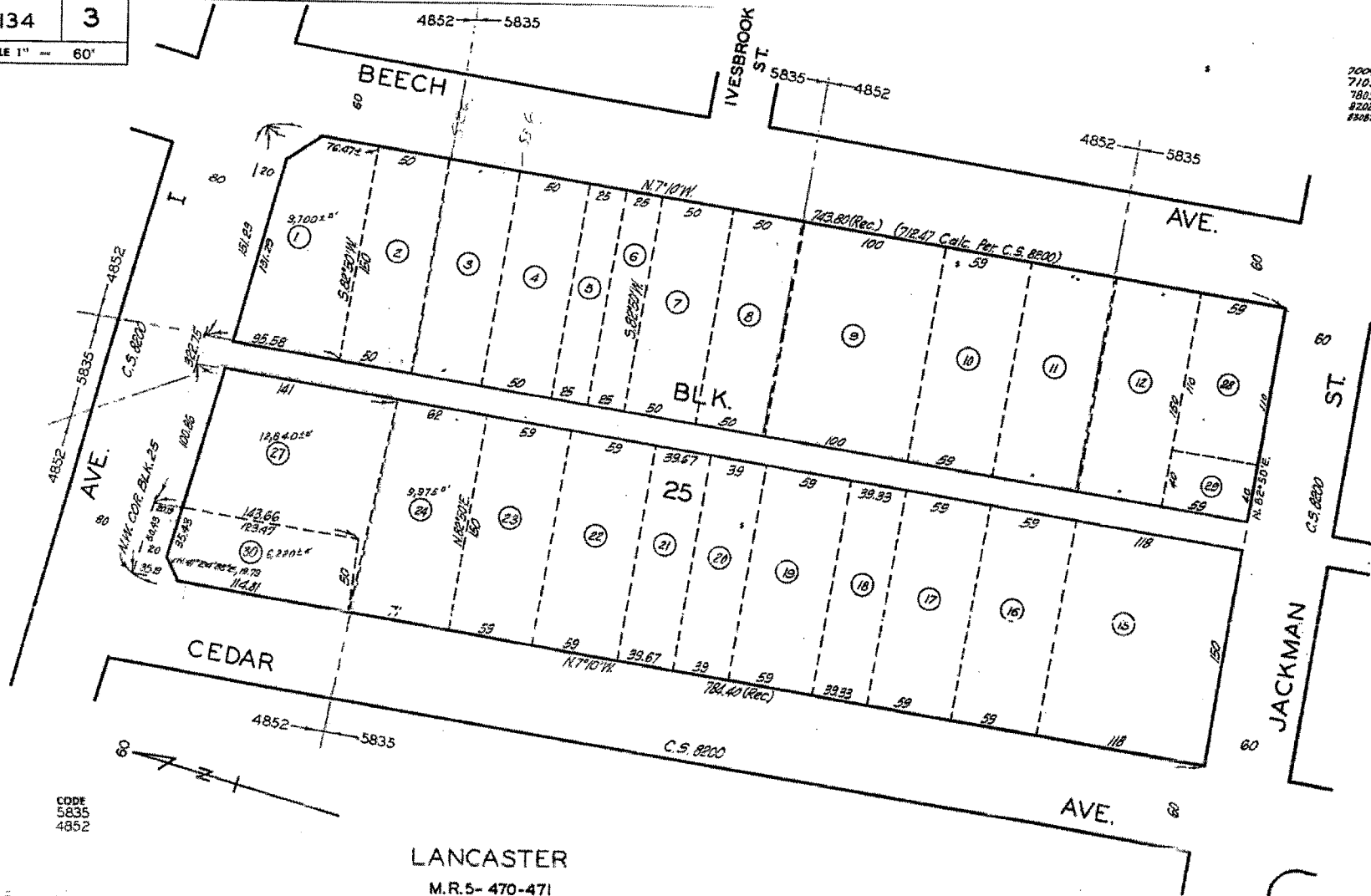
View Enlarged Map

View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3134 3
SCALE 1" = 60'

70096
71031
78030
82020
88080



CODE
5835
4852

NO. 15 FOR PREV. ASSM'T. SEE: 73-234

LANCASTER
M.R. 5- 470-471

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CA

View Enlarged Map

View Printing
Instructions

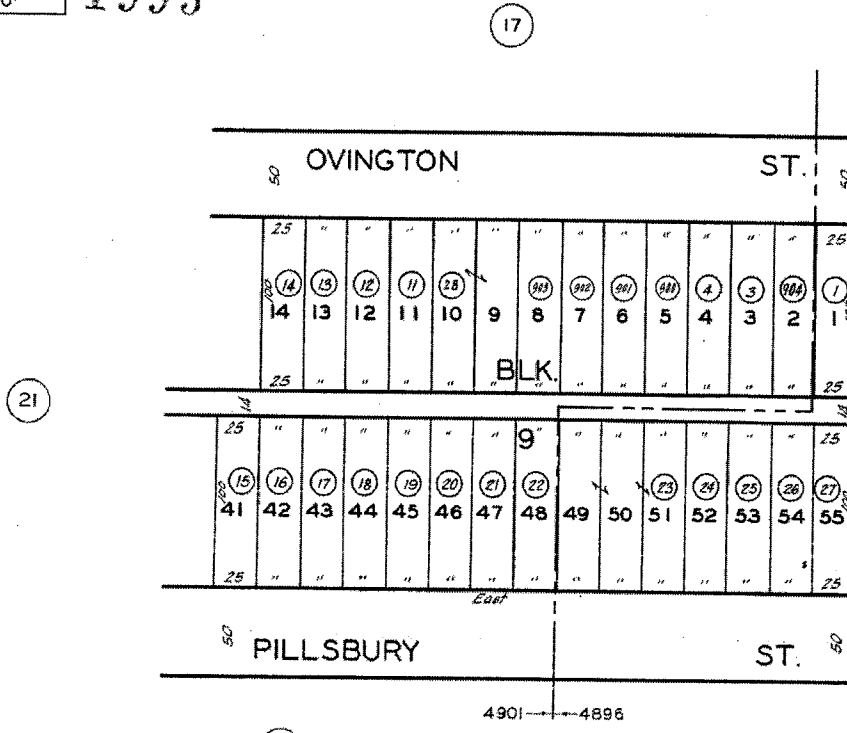
County of Los Angeles: Rick Auerbach, Assessor

3138

20

SCALE 1" = 60'

1993

 81
 78
 80
 8091
 87030282
 8707210804
 930724080044

 THE HERALD SECOND SUBDIVISION
 IN THE TOWN OF LANCASTER

L.S. 3 - 17

 CODE
 4901
 4896

 FOR PREV. ASSM'T. SEE:
 3138-40

 All 900 series parcels on this page are assessed to
 Lancaster Redevelopment Agency unless otherwise
 noted.

 ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALI

View Enlarged Map

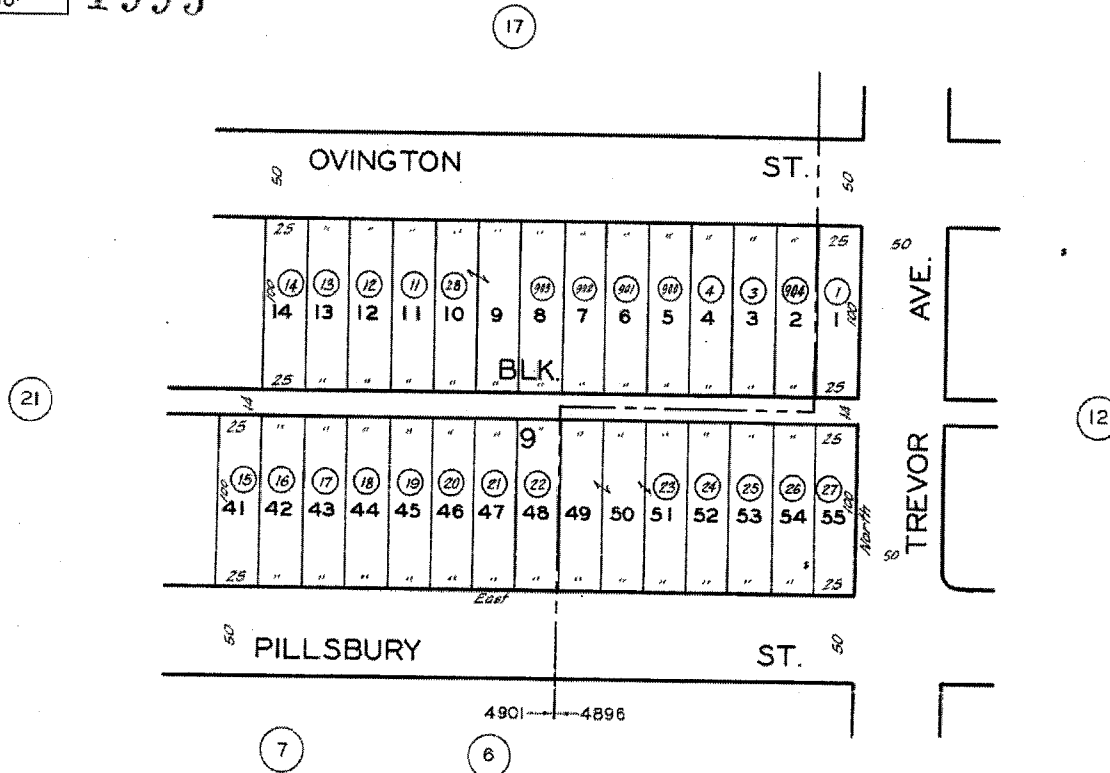
View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3138 20

SCALE 1" = 60'

1993

 RI
 78
 80
 8001
 87030282
 8707210801A
 330724080046

 THE HERALD SECOND SUBDIVISION
 IN THE TOWN OF LANCASTER

L.S. 3 - 17

 CODE
 4901
 4896

 FOR PREV. ASSM'T. SEE:
 3138-40

 All 900 series parcels on this page are assessed to
 Lancaster Redevelopment Agency unless otherwise
 noted.

 ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALI

View Enlarged Map

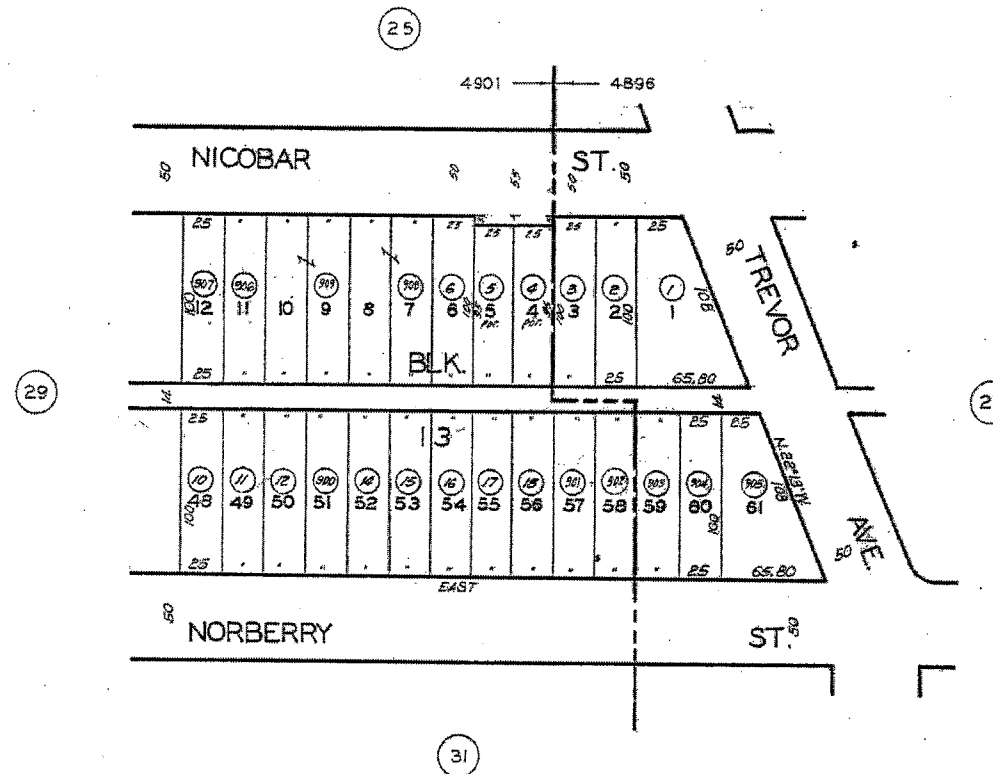
View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3138 | 28
SCALE 1" = 60'

2002

3-8-85 REVISER
 75012040
 783328
 783302
 820216
 860457913-1
 860730602-1
 860821-87
 861212604-1
 900605
 900705 07-8002-11
 000104-000700-001-11



CODE
 4901
 4896

FOR PREV. ASSM'T. SER.
 3138-28

THE HERALD SECOND SUBDIVISION
 IN THE TOWN OF LANCASTER
 L. S. 3-17

All 900 series parcels on this page are assessed to
 Lancaster Redevelopment Agency, unless otherwise
 noted.

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3153

11

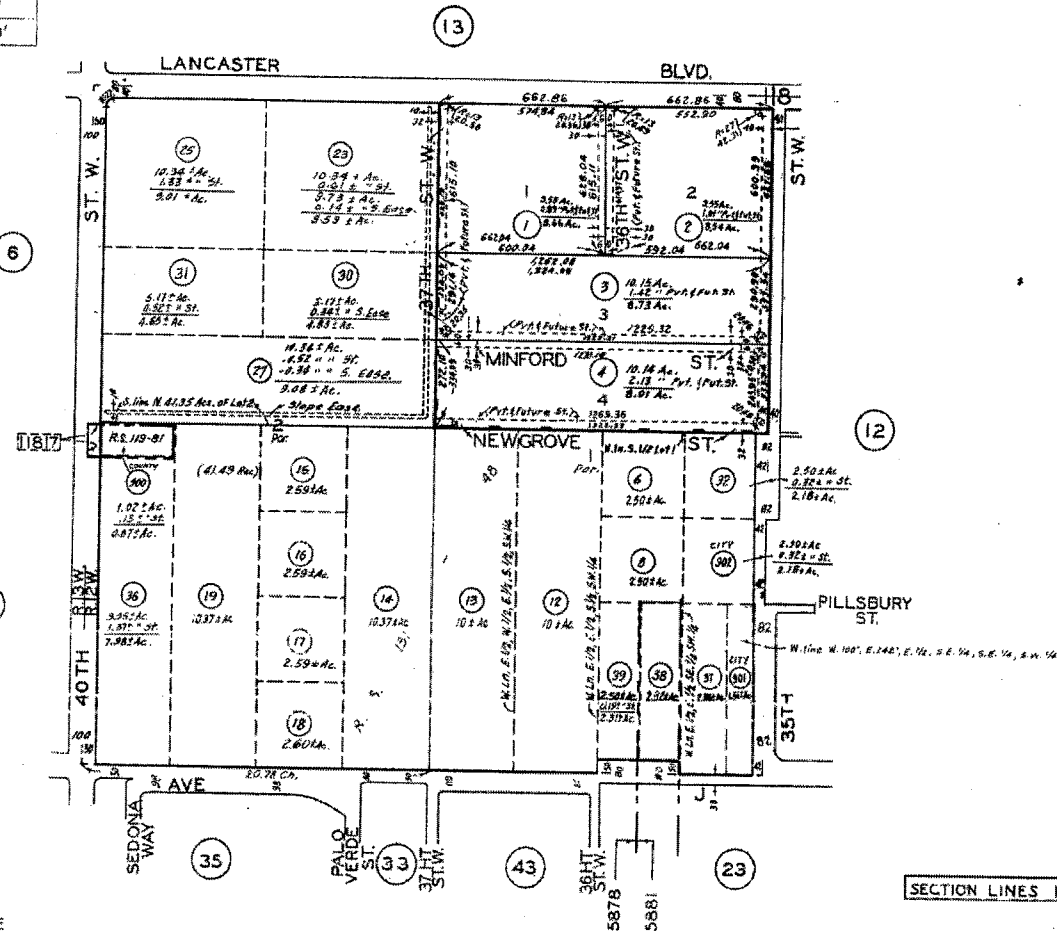
SCALE 1" = 400'

1999

8/1007606

770272
770
770601
770602
780315
781109

8870206000001
9303260001001-A1
9303260002001-A1
331317
9501902003001-A1
95040310001001-A1
9505050001001-A1
9505050002001-A1
9704250001001-A1
98033007001001-A1
9808200001001-A1
9808200002001-A1



CODE
5878
5881
11817

FOR PREV. ASSM'S SEL.
3108-11

T. 7 N., R. 12 W.

PARCEL MAP - - P. M. 56 - 49

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

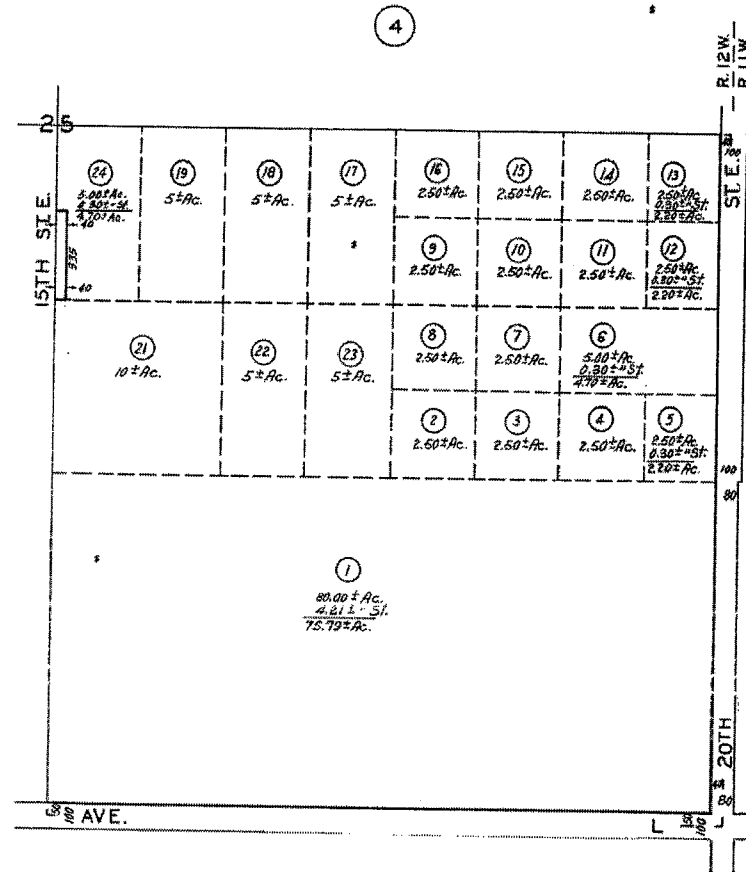
View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

3170 | 5
SCALE 1" = 400'

1995

9412060500001-A1 7803
78112
9003



CODE
10221

FOR PREV. ASSMIT SEE:
3149-9

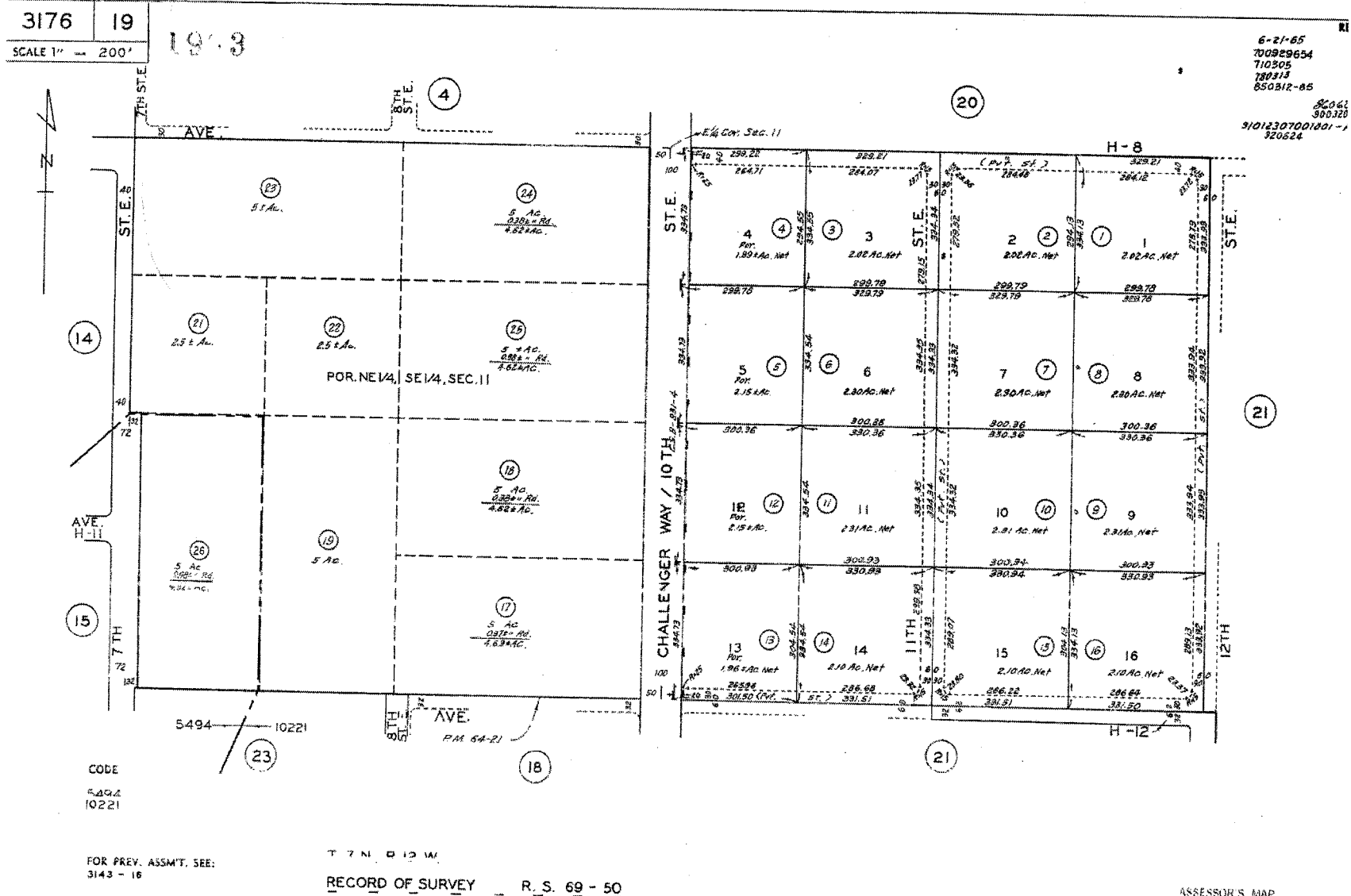
1. 7 N., R. 12 W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor



**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

Agreement 2131R

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

LANCASTER REDEVELOPMENT AGENCY

By

James C. Gilley

Executive Director

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By

Clerk of the Board of Supervisors

By

Mayor of the Board of Supervisors

By

Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of

By

N/A

Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

, STATE CONTROLLER

By

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2131R

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
*NW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF SEC 36 T 8N R 13W	CITY OF LANCASTER	1993	3105-001-033	\$ 2,897.00
THAT PART OF LOT 1 IN N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 OF SW 1/4 OF SEC 6 T 7N R 12W	CITY OF LANCASTER	1993	3107-025-061	\$ 2,456.00
THAT PART (EX OF STS) OF LOT 1 IN E 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 31 T 7N R 12W	CITY OF LANCASTER	1993	3109-002-075	\$ 6,060.00
THAT PART N OF AVE M OF LOT 2 IN W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 OF SEC 31 T 7N R 12W	CITY OF LANCASTER	1993	3109-002-084	\$ 4,481.00
R S 64-16- 17 UND 1/2 INT IN N 158 FT OF LOT 23	CITY OF LANCASTER	1991	3118-011-040	\$ 7,000.00
TR=22804 E 31.75 FT OF LOT 42	CITY OF LANCASTER	1993	3123-013-036	\$ 3,205.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2131R

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TR=49207 LOT 2	CITY OF LANCASTER	1993	3133-028-014	\$ 3,849.00
TR=49207 LOT 3	CITY OF LANCASTER	1993	3133-028-015	\$ 3,896.00
LANCASTER N 25 FT OF S 461 FT OF E 150 FT OF LOT BLK 25	CITY OF LANCASTER	1993	3134-003-006	\$ 1,395.00
HERALD SECOND SUB LOT 13 BLK 9	CITY OF LANCASTER	1990	3138-020-013	\$ 2,029.00
HERALD SECOND SUB LOT 14 BLK 9	CITY OF LANCASTER	1990	3138-020-014	\$ 2,029.00
HERALD SECOND SUB LOT 56 BLK 13	CITY OF LANCASTER	1993	3138-028-018	\$ 3,237.00
THAT PART OF LOT 1 IN SW 1/4 OF NE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 18 T 7N R 12W	CITY OF LANCASTER	1993	3153-011-008	\$ 3,040.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2131R

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
75.79 MORE OR LESS ACS BEING EX OF STS S 1/2 OF SE 1/4 OF SEC 25 T 7N R 12W	CITY OF LANCASTER	1993	3170-005-001	\$323,560.00
RECORD OF SURVEY AS PER BK 69 PG 50 OF R S LOT 2	CITY OF LANCASTER	1993	3176-019-002	\$ 14,767.00

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

Agreement 2131R

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST
LANCASTER REDEVELOPMENT AGENCY

By James C. Gilley
James C. Gilley
Executive Director

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Mayor of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of N/A hereby agrees to the selling price as provided in this agreement.

ATTEST:

City of

By N/A
Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Marilyn Salas
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By _____

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2131R

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
*NW 1/4 OF SW 1/4 OF NE 1/4 OF SE 1/4 OF SEC 36 T 8N R 13W	CITY OF LANCASTER	1993	3105-001-033	\$ 2,897.00
THAT PART OF LOT 1 IN N 1/2 OF SE 1/4 OF NE 1/4 OF NE 1/4 OF SW 1/4 OF SEC 6 T 7N R 12W	CITY OF LANCASTER	1993	3107-025-061	\$ 2,456.00
THAT PART (EX OF STS) OF LOT 1 IN E 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 31 T 7N R 12W	CITY OF LANCASTER	1993	3109-002-075	\$ 6,060.00
THAT PART N OF AVE M OF LOT 2 IN W 1/2 OF SE 1/4 OF SW 1/4 OF SW 1/4 OF SEC 31 T 7N R 12W	CITY OF LANCASTER	1993	3109-002-084	\$ 4,481.00
R S 64-16- 17 UND 1/2 INT IN N 158 FT OF LOT 23	CITY OF LANCASTER	1991	3118-011-040	\$ 7,000.00
TR=22804 E 31.75 FT OF LOT 42	CITY OF LANCASTER	1993	3123-013-036	\$ 3,205.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2131R

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
TR=49207 LOT 2	CITY OF LANCASTER	1993	3133-028-014	\$ 3,849.00
TR=49207 LOT 3	CITY OF LANCASTER	1993	3133-028-015	\$ 3,896.00
LANCASTER N 25 FT OF S 461 FT OF E 150 FT OF LOT BLK 25	CITY OF LANCASTER	1993	3134-003-006	\$ 1,395.00
HERALD SECOND SUB LOT 13 BLK 9	CITY OF LANCASTER	1990	3138-020-013	\$ 2,029.00
HERALD SECOND SUB LOT 14 BLK 9	CITY OF LANCASTER	1990	3138-020-014	\$ 2,029.00
HERALD SECOND SUB LOT 56 BLK 13	CITY OF LANCASTER	1993	3138-028-018	\$ 3,237.00
THAT PART OF LOT 1 IN SW 1/4 OF NE 1/4 OF SE 1/4 OF SW 1/4 OF SEC 18 T 7N R 12W	CITY OF LANCASTER	1993	3153-011-008	\$ 3,040.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2131R

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
75.79 MORE OR LESS ACS BEING EX OF STS S 1/2 OF SE 1/4 OF SEC 25 T 7N R 12W	CITY OF LANCASTER	1993	3170-005-001	\$323,560.00
RECORD OF SURVEY AS PER BK 69 PG 50 OF R S LOT 2	CITY OF LANCASTER	1993	3176-019-002	\$ 14,767.00

AGREEMENT NUMBER 2194

LANCASTER REDEVELOPMENT AGENCY

FIFTH SUPERVISORIAL DISTRICT

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000. FAX: 661-723-6210 www.econdev.cityoflanasterca.org



CERTIFIED MAIL NO. 7001 1140 0000 9762 0336

December 10, 2001

Ms. Sharon Perkins
County of Los Angeles Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
Tax Defaulted Land Unit, Secured Property Division
225 North Hill Street, Room 130
Los Angeles, CA 90051-0102

Frank C. Roberts
Chairman

Rev. Henry W. Hearn
Vice Chairman

Michelle Idleman
Director

Jim Jeffra
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

RE: 2002A PUBLIC TAX AUCTION

Dear Ms. Perkins:

We are in receipt of your letter dated November 15, 2001, regarding properties within the County which have been deemed subject to power to sell and which will be offered for sale at auction on February 25 and 26, 2002.

We have determined that some of the parcels on the list enclosed with your letter will be needed for public purposes within the City of Lancaster (the 'City'). Specifically, the parcels identified on the attached spreadsheet are located in various redevelopment project areas and thus will be needed for redevelopment. Several parcels will also be needed for the acquisition of right-of-way and for park sites. This letter, therefore constitutes our expression of interest in acquiring such properties through an agreement pursuant to Division 1, Part 6, Chapter 8 of the California Revenue and Taxation Code.

Pursuant to your letter, we have identified the parcels in which the Lancaster Redevelopment Agency would be interested and the purposes thereof. We look forward to receiving the County's form of agreement for the properties. When you prepare the Agreement please make the Agreement with the Lancaster Redevelopment Agency, as the last agreement was made in error with the City of Lancaster.

Your correspondence indicates that you will inform us when a particular parcel will not be available for purchase due to prior redemption. This has not occurred previously. We are greatly appreciative of this new policy or accommodation and request that you inform us of the redeemed properties for outstanding contracts 2060, 2086, 2101 and 2131. The status update will allow us to proactively plan our cash flow.

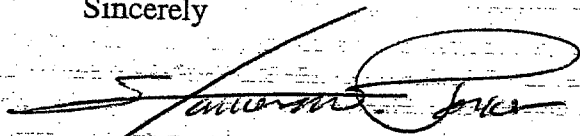
RE: 2002A Public Tax Auction

December 10, 2001

Page 2

Please do not hesitate to contact me at (661) 723-6128, or Vern Lawson, the staff member assigned to this project, at (661) 723-6108, if you have any questions or need additional information.

Sincerely

A handwritten signature in dark ink, appearing to read "Stafford W. Parker", written over a horizontal line.

STAFFORD W. PARKER
Redevelopment Director

SWP:VL:dle

Enclosure

Tax Defaulted Parcels March 2002

No.	Parcel Number	Price	Cross Street	Size	Public Purpose
1	3105-021-004	\$7,504	45 th Street West & Avenue G	1.05 acres	Redevelopment in the Fox Field Industrial Corridor
2	3107-026-046	\$3,266	30th Street West & Avenue H	1.25 acres	Redevelopment in the Fox Field Industrial Corridor
3	3118-012-028	\$60,207	7 th West & Avenue G-12	4.27 acres	Land assemblage for blight removal
4	3132-009-014	\$57,016	Avenue J & Beech	.48 acres	Right of way acquisition
5	3132-012-003	\$27,684	Avenue J-4 & Beech	.18 acres	<i>Redeemed 2/20/02</i> Redevelopment and blight elimination
6	3132-012-004	\$27,678	Avenue J-4 & Beech	.18 acres	<i>Redeemed 2/20/02</i> Redevelopment and blight elimination
7	3137-010-017	\$145,030	Avenue H & Railroad	17.01 acres	Drainage channel expansion acquisition ED
8	3137-010-019	\$23,301	Trevor & Division	2.50 acres	<i>Redeemed 2/20/02</i> Business expansion
9	3138-032-017	\$1,683	Norberry & Trevor	.06 acres	Land assemblage for blight removal
10	3150-010-026	\$4,562	25 th Street East & J-8	9.49 acres	<i>Redeemed 2/20/02</i> Park site acquisition
11	3176-021-046	\$19,605	20 th Street East & Avenue I	4.20 acres	Right-of-way acquisition
		\$377,536.00			



**KENNETH HAHN HALL OF ADMINISTRATION
225 NORTH HILL STREET, ROOM 130
P.O. BOX 512102
LOS ANGELES, CALIFORNIA 90051-0102**

Agreement Number: 2194

RESOLUTION NO. 06-02

A RESOLUTION OF THE LANCASTER REDEVELOPMENT AGENCY APPROVING AN AGREEMENT WITH THE COUNTY OF LOS ANGELES FOR THE ACQUISITION OF TAX DEFAULTED PROPERTIES AND DECLARING THE PUBLIC PURPOSE THEREOF

WHEREAS, the Lancaster Redevelopment Agency is a public body corporate and politic organized and existing in accordance with the provisions of the Community Redevelopment Law; and

WHEREAS, the County of Los Angeles is a political subdivision of the State of California.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE LANCASTER REDEVELOPMENT AGENCY, THAT:

Section 1. The Agreement to Purchase Tax-Defaulted Property in substantially the form attached hereto is hereby approved and the Executive Director is hereby authorized and directed to execute the Agreement in substantially such form.

Section 2. The Agency hereby declares that the property is being acquired for purposes of redevelopment, and for acquisition of right-of-way.

PASSED, APPROVED, and ADOPTED this 26th day of February, 2002, by the following vote:

AYES: Agency Directors Idleman, Jeffra, Visokey, Vice Chairman Hearn, Chairman Roberts

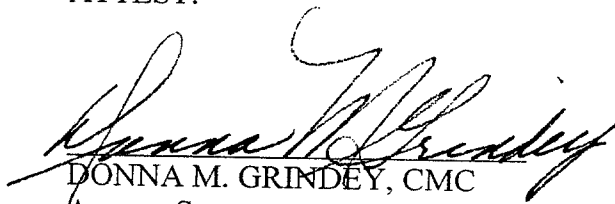
NOES: None

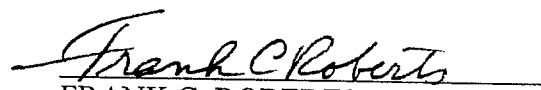
ABSTAIN: None

ABSENT: None

ATTEST:

APPROVED:


DONNA M. GRINDEY, CMC
Agency Secretary
Lancaster Redevelopment Agency


FRANK C. ROBERTS, Chairman
Lancaster Redevelopment Agency

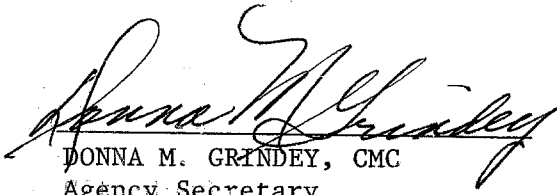
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF LANCASTER)

CERTIFICATION OF RESOLUTION
REDEVELOPMENT AGENCY

I, Donna M. Grindey, Agency Secretary Lancaster Redevelopment Agency, CA, do hereby certify that this is a true and correct copy of the original Resolution No. 06-02, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE LANCASTER REDEVELOPMENT AGENCY, on this 1st day of March, 2002.

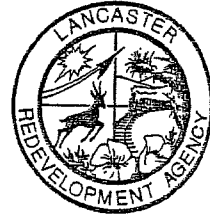
(seal)


DONNA M. GRINDEY, CMC
Agency Secretary
Lancaster Redevelopment Agency

Lancaster Redevelopment Agency

44933 North Fern Avenue, Lancaster, California 93534-2461

PH: 661-723-6000 FAX: 661-723-6210 www.econdev.lancaster.ca.us



Frank C. Roberts
Chairman

Rev. Henry W. Hearn
Vice Chairman

Michelle Idleman
Director

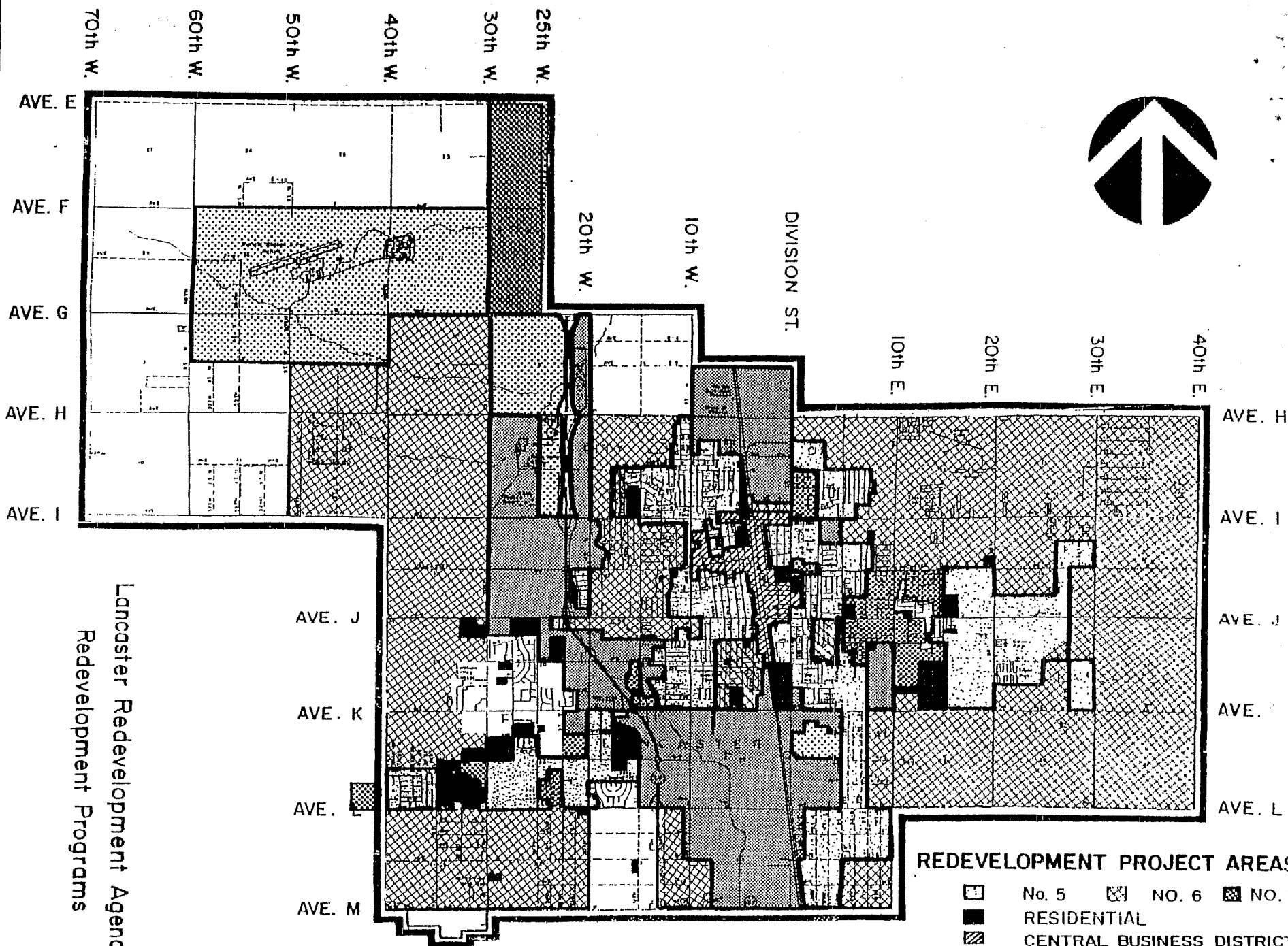
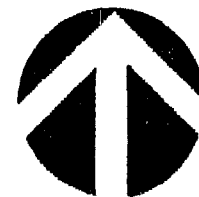
Jim Jeffra
Director

Andrew D. Visokey
Director

James C. Gilley
Executive Director

Lancaster Redevelopment Agency Mission Statement

To attract new businesses and help existing enterprises as well as enhance the quality of life for Lancaster citizens by the development and retention of jobs, sponsorship of socially responsive programs, and creation of affordable housing in blight-free, safe neighborhoods.



REDEVELOPMENT PROJECT AREAS

- | | | | | | |
|--|---------------------------|--|-------|--|-------|
| | No. 5 | | NO. 6 | | NO. 7 |
| | RESIDENTIAL | | | | |
| | CENTRAL BUSINESS DISTRICT | | | | |
| | FOX FIELD | | | | |
| | AMARGOSA | | | | |

Lancaster Redevelopment Agency
Redevelopment Programs

EXHIBIT 1

County of Los Angeles: Rick Auerbach, Assessor

3105

21

SCALE 1" = 200'

1986

①

810915
811119
810925

7A07316
750109
750827
760224
760503
760724
761004
761124
761210
770316
770421
771221
771203
780203
780403
780716
780305
800303
860374

$\frac{35|36}{2|1} \frac{1}{2}$ AVE. $\frac{T.8N.}{T.7N.}$

BK.
3289

23

CODE
9813

NO. 851 FOR PREV. ASSM'T SEE:
3105 - 21

T. 7 N., R. 13 W.

22

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Enlarged Map

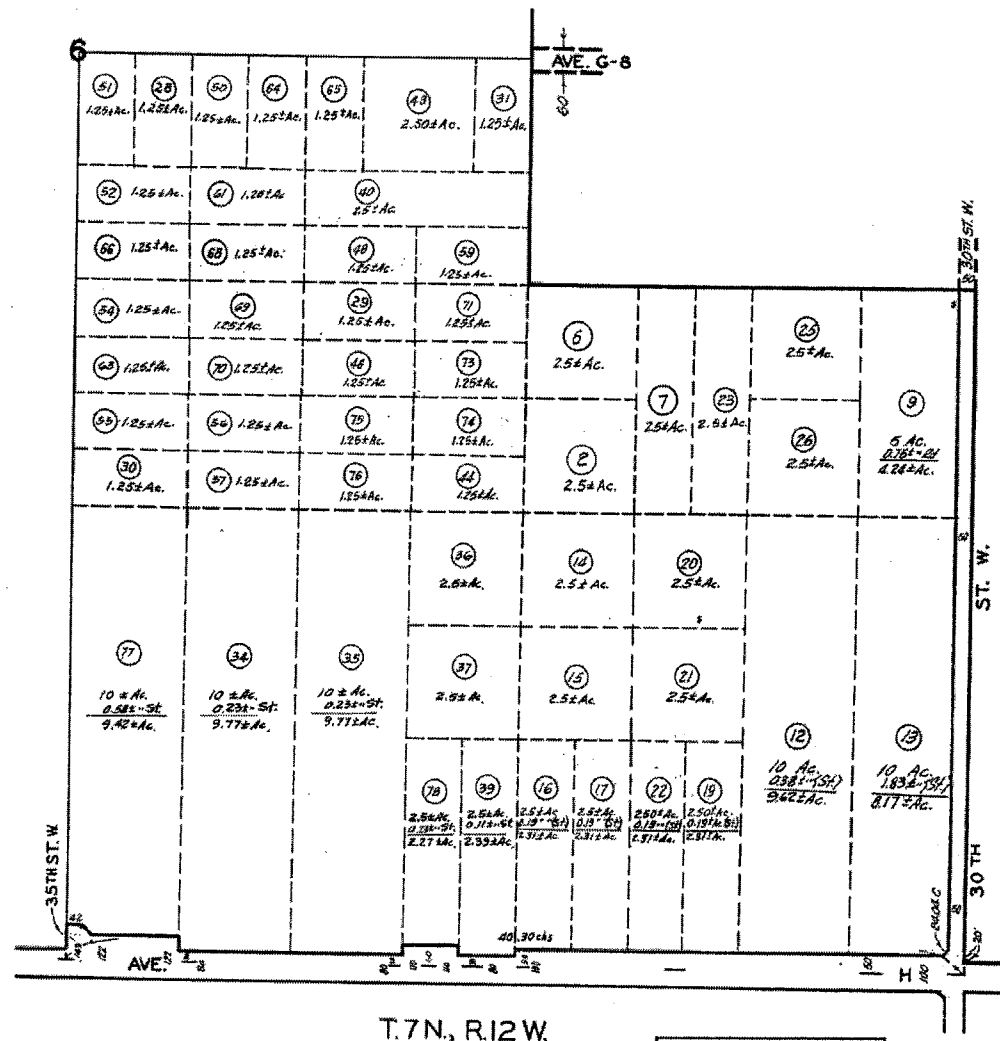
View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3107 | 26
SCALE 1" = 300'
1998

CODE
10218

FOR PREV. ASSM'T. SEE:
3107-28



11-11-65
810915
300314
11-12-
5-12-
11-11-
60092250
60107419
6002174006
700209
700612511
700930204
710918302
710849520
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730816208
730830203
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761004802
761220604
770401814
771214808
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37082804002001-1/1

For retracement of section
lines see C.S. B-831-1

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

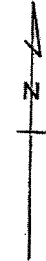
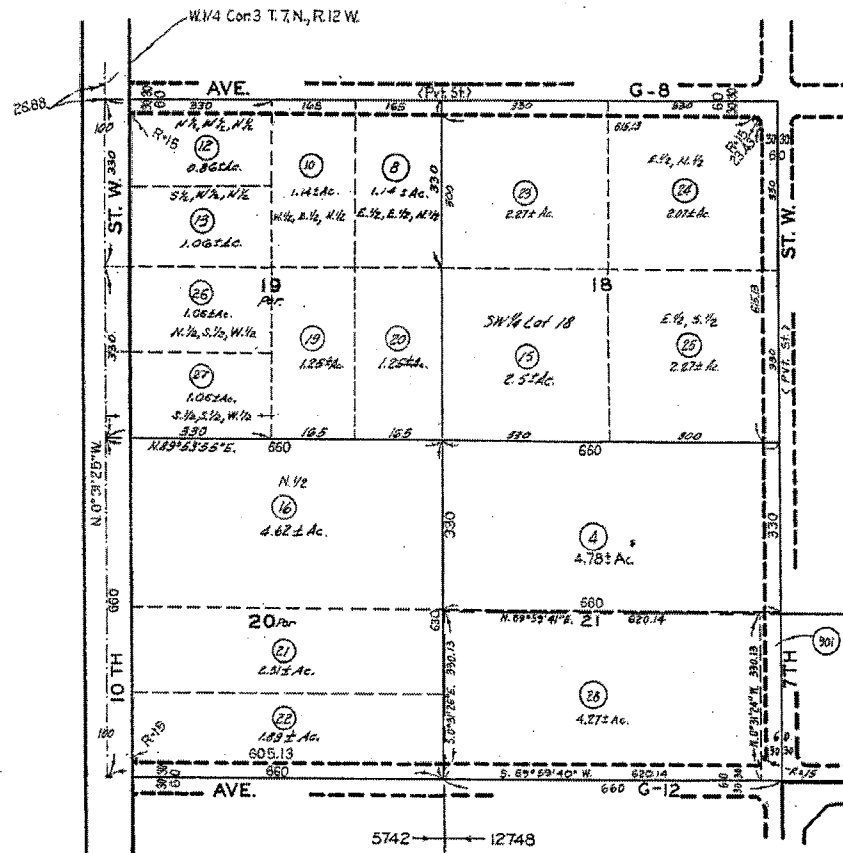
View Enlarged Map

View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3118 | 12
SCALE 1" = 200'

2001

CODE
5742
12748FOR PREV. ASSM'T. SEE:
3118-12RECORD OF SURVEY
R. S. 64 - 16 - 17ALL ACREAGES ON
THIS PAGE ARE NETAll 900 series parcels on this page are assessed
to the Redevelopment Agency of the City of
Lancaster, unless otherwise noted.

10-15-65
REV
9-21
5-15
1-21
66072
68022
6916
70100
701192
710203
7107290
7206001
731018
73101934
731029
94031414002001-A1
15000000002001-A1
20000625

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALI

View Enlarged Map

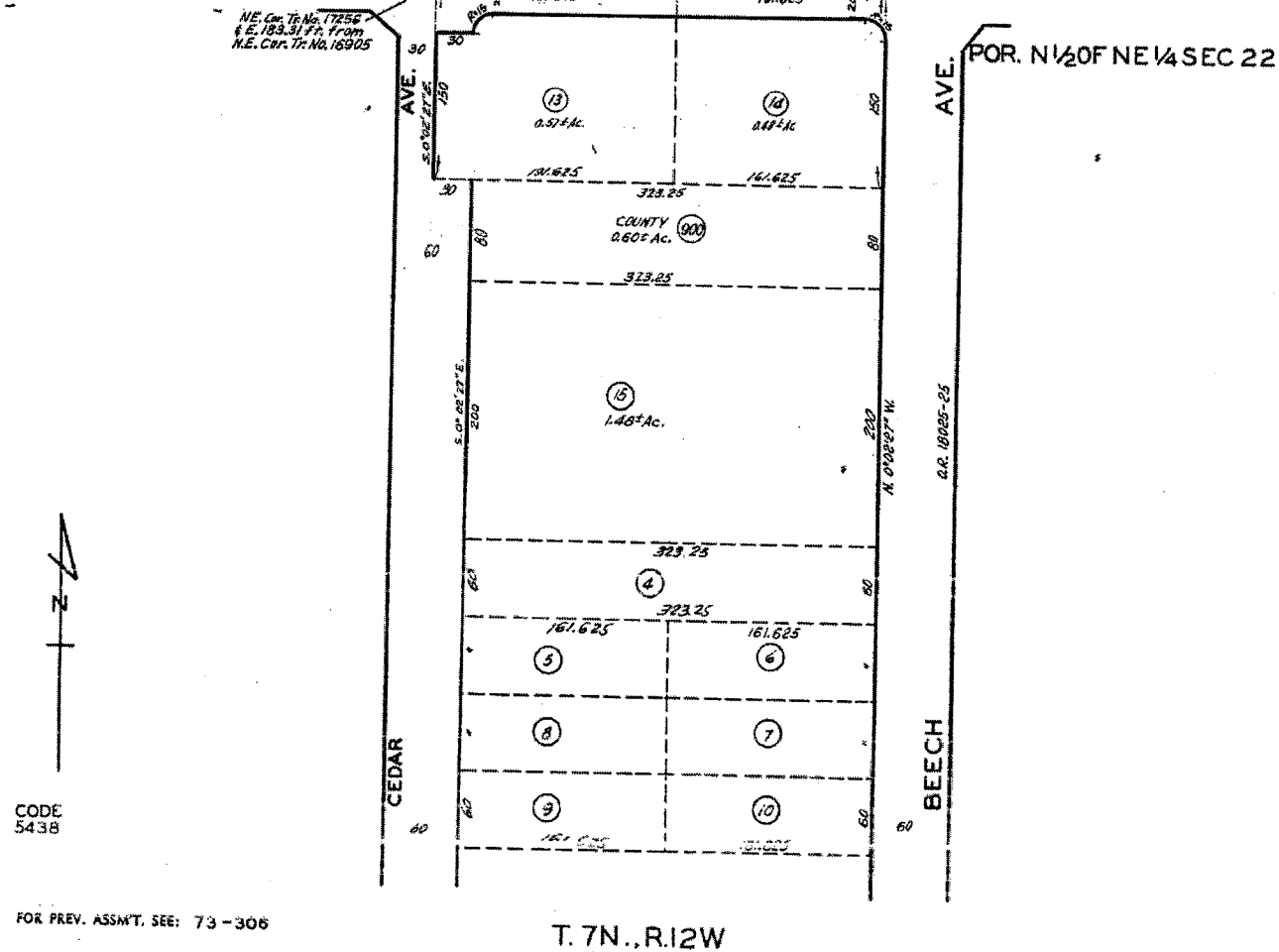
View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3132 9

SCALE 1" = 80'

10-24-64	Revise
7-23-65	7-15-6
9-30-65	1-15-6
10-6-65	2-17-6
	3-6-6
7/10/2005	
780307	
850313-05	

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF

View Enlarged Map

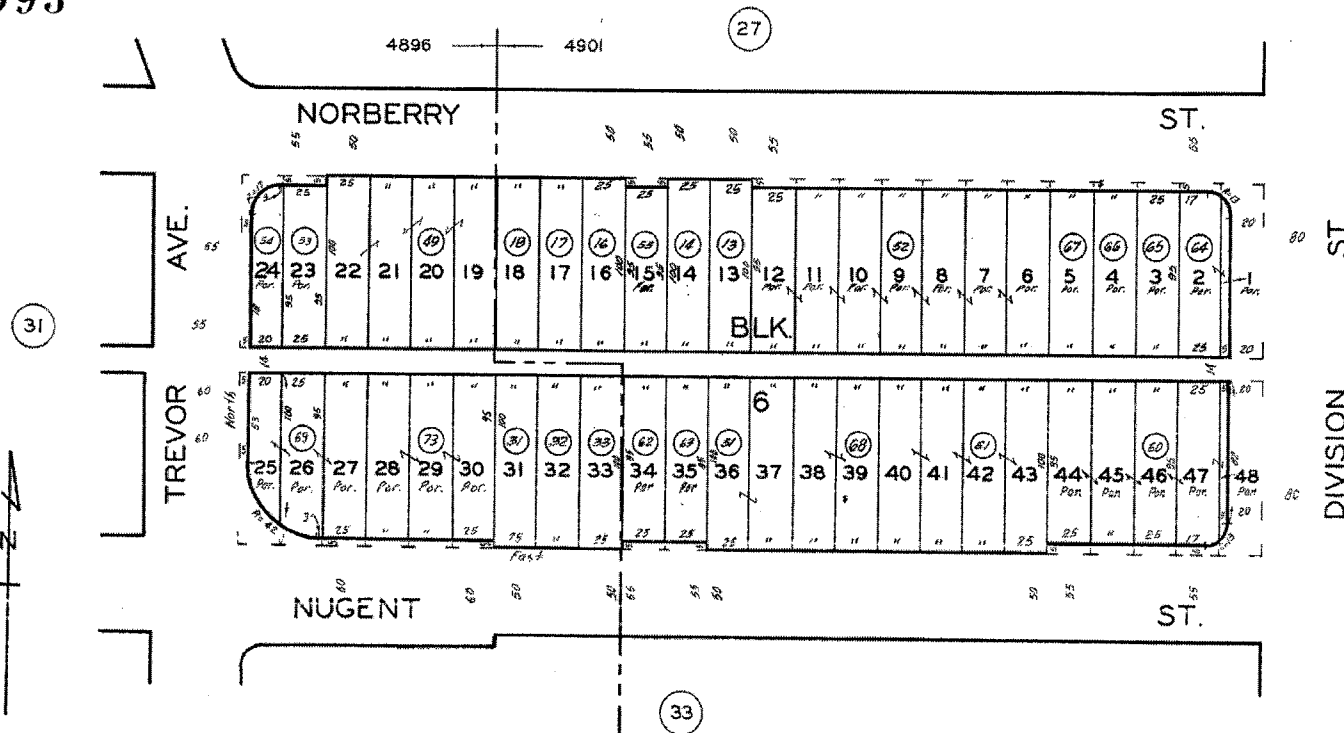
View Printing
Instructions

County of Los Angeles: Rick Auerbach, Assessor

3138 | 32

SCALE 1" = 80'

1993

THE HERALD FIRST SUBDIVISION
IN THE TOWN OF LANCASTER

M.R. 55 - 80

CODE
4901
4896FOR PREV. ASSM'T. SEE:
3136-32

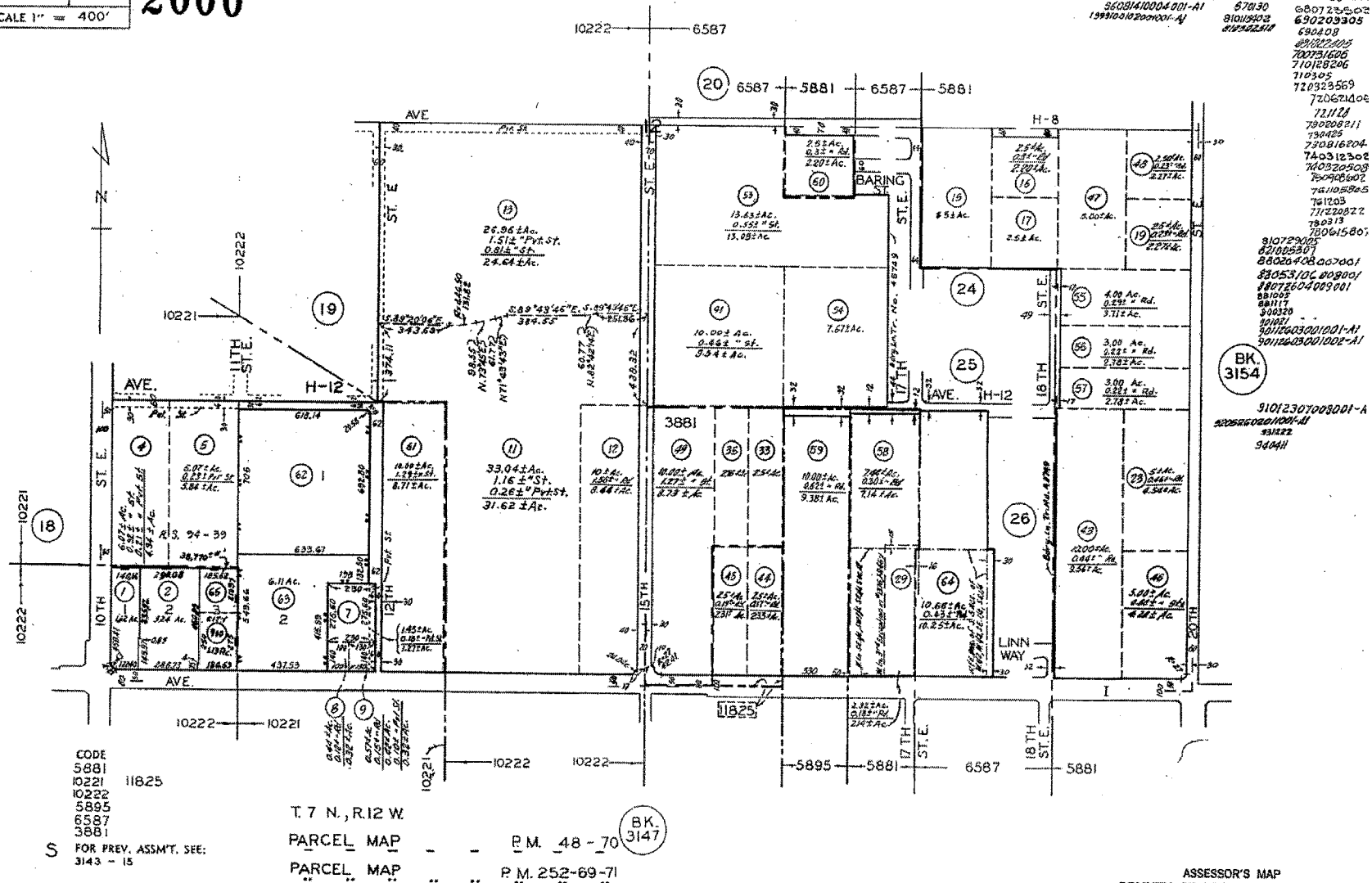
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690611014
750308401
750414316
7609324
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7803012
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820216
851214352
851024108-
860128805-
860821-87
8707210802001
92021610004004-A1
9205210500001-A1

BK
3142ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

View Printing Instructions

County of Los Angeles: Rick Auerbach, Assessor

SCALE 1" = 400'



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

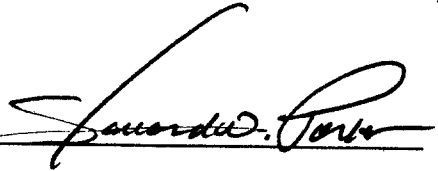
0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

Agreement 2194

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LANCASTER REDEVELOPMENT AGENCY

By 

(seal)

ATTEST:

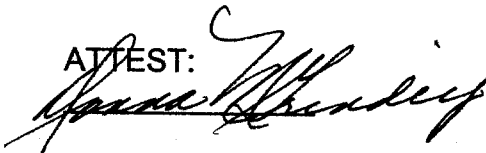
Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

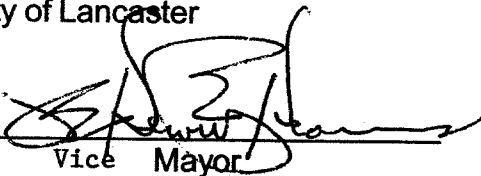
By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **LANCASTER** hereby agrees to the selling price as provided in this agreement.

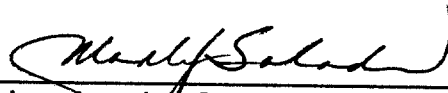
ATTEST: 

City of Lancaster

By 
Vice Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By _____

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2194

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
THAT PART (EX OF ST) OF LOT 2 IN W 1/2 OF E 1/2 OF N 1/2 OF NW 1/4 OF NE 1/4 OF NW 1/4 OF SEC 1 T 7N R 13W	CITY OF LANCASTER	1995	3105-021-004	\$ 7,504.00
LAND DES IN DOC NO 1066, 75-2-21 S 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 6 T 7N R 12W	CITY OF LANCASTER	1995	3107-026-046	\$ 3,266.00
R S 64-16-17 POR OF S 1/2 OF LOT 21	CITY OF LANCASTER	1994	3118-012-028	\$60,207.00
0.48 MORE OR LESS AC BEING EX OF ST LOT COM E 191.625 FT FROM NE COR OF TRACT NO 17256 TH E 161.625 FT TH S 0°02'27" E 150 FT TH W 161.625 FT TH N 0°02'27" W TO BEG PART OF N 1/2 OF NE 1/4 OF SEC 22 T 7N R 12W	CITY OF LANCASTER	1995	3132-009-014	\$57,016.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2194

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
HERALD FIRST SUB LOT 17 BLK 6	CITY OF LANCASTER	1995	3138-032-017	\$ 1,683.00
*E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 (EX OF STS) OF SEC 12 T 7N R 12W	CITY OF LANCASTER	1995	3176-021-046	\$19,605.00

**AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)**

This Agreement is made this _____ day of _____, 20____, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LANCASTER REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

LLOYD W. PELLMAN
County Counsel

By 
Senior Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

ZIP: ID:Chptr 8 Pubagency form
Revised 3/24.00

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:
LANCASTER REDEVELOPMENT AGENCY

By 

(seal)

ATTEST:

Board of Supervisors
Los Angeles County

By _____
Clerk of the Board of Supervisors

By _____
Chairman of the Board of Supervisors

By _____
Deputy
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the city of **LANCASTER** hereby agrees to the selling price as provided in this agreement.

ATTEST: 

City of Lancaster

By 

Vice Mayor

(seal)

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.


Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

_____, STATE CONTROLLER

By _____

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2194

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
THAT PART (EX OF ST) OF LOT 2 IN W 1/2 OF E 1/2 OF N 1/2 OF NW 1/4 OF NE 1/4 OF NW 1/4 OF SEC 1 T 7N R 13W	CITY OF LANCASTER	1995	3105-021-004	\$ 7,504.00
LAND DES IN DOC NO 1066, 75-2-21 S 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 OF SE 1/4 OF SEC 6 T 7N R 12W	CITY OF LANCASTER	1995	3107-026-046	\$ 3,266.00
R S 64-16-17 POR OF S 1/2 OF LOT 21	CITY OF LANCASTER	1994	3118-012-028	\$60,207.00
0.48 MORE OR LESS AC BEING EX OF ST LOT COM E 191.625 FT FROM NE COR OF TRACT NO 17256 TH E 161.625 FT TH S 0°02'27" E 150 FT TH W 161.625 FT TH N 0°02'27" W TO BEG PART OF N 1/2 OF NE 1/4 OF SEC 22 T 7N R 12W	CITY OF LANCASTER	1995	3132-009-014	\$57,016.00

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2194

EXHIBIT "A"

LEGAL DESCRIPTION	LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE
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*E 1/2 OF SE 1/4 OF SE 1/4 OF SE 1/4 (EX OF STS) OF SEC 12 T 7N R 12W	CITY OF LANCASTER	1995	3176-021-046	\$19,605.00